

**DIRECTORS' MEETING  
MONDAY, DECEMBER 19, 2005 - 11:00 A.M.  
CONFERENCE ROOM 113**

**I. MAYOR**

1. NEWS RELEASE - RE: Basketball Tips Off On 21 Educational Access-Lincoln Public Schools' teams to be included for first time - (See Release)

**II. DIRECTORS**

**CITY ATTORNEY'S OFFICE**

1. Inter-Department Communication from John McQuinn - RE: Yield Right of Way to Vehicles Making Lawful U-Turns -(See Memo)

**FINANCE**

1. Report from Don Herz - RE: 2002 County/City Master Plan this report references the K Street Records Warehouse Facility - (Copy of Report on file in the City Council Office) (See Attached Report)

**PLANNING**

1. Letter from Tom Cajka to Brian Carstens, Brian Carstens & Associates - RE: Hartland Homes Southwest 5<sup>th</sup> Final Plat #05084-Generally located at West "A" St. and SW 27<sup>th</sup> Street -(See Letter)
2. Memo - RE: Comprehensive Plan/Long Range Transportation Plan Update - (See Material)
3. Letter from Tom Cajka to Michael Johnson, Olsson Associates - RE: Long View Estates 1<sup>st</sup> Final Plat #05054-Generally located at West High Ridge Rd. and SW 47<sup>th</sup> St. -(See Letter)

**PLANNING COMMISSION FINAL ACTION ....**

1. Special Permit #05056 (Temporary concrete crusher-3900 Industrial Drive) Resolution No. PC-00970.

## **WOMEN'S COMMISSION**

1. NEWS RELEASE - RE: Return To Work/School and Breastfeed Your Baby-Workshops educate and promote women returning to work/school as nursing mothers -(See Release)
2. NEWS RELEASE - RE: Movies Are For Mommies-And Daddies, Too!- Lincoln-Lancaster Women's Commission coordinates discount movie program for parents of small children -(See Release)

## **III. CITY CLERK**

## **IV. COUNCIL**

### **A. COUNCIL REQUESTS/CORRESPONDENCE**

#### **ROBIN ESCHLIMAN**

1. Request to Lynn Johnson, Parks & Recreation Director - RE: Center lanes being painted on bike trails (RFI#2 - 11/09/05)

#### **PATTE NEWMAN**

1. Request to ~~Marc Wullschleger~~ & Wynn Hjermsstad, Urban Development/ Marvin Krout & Ed Zimmer, Planning Department - RE: Triplets-serious concerns over the future of Whittier School (RFI#37 - 11/23/05). —  
**1.) SEE RESPONSE FROM MARC WULLSCHLEGER, URBAN DEVELOPMENT DIRECTOR RECEIVED ON RFI#37 - 12/05/05.**

## **V. MISCELLANEOUS -**

1. E-Mail from Charles "Pete" Stalder - RE: Council Agenda - Wal-Mart - (Council received this e-mail on 12/12/05 before Formal Council Meeting) (See E-Mail)
2. E-Mail from Peter Katt, Pierson, Fitchett, Hunzeker, Blake & Katt Law Firm with response from Nicole Fleck-Tooze, Public Works & Utilities Department - RE: New Design Standards - Stevens Creek Inspired - (Council received this e-mail on 12/12/05 before Formal Council Meeting)(See E-Mail)

3. E-Mail from John & Bonnie Robbins - RE: The Wal-Mart issue -(Council received this e-mail on 12/12/05 before Formal Council Meeting)(See E-Mail)
4. Letter & Material from Terry L. Bundy, LES - RE: LES Board Consideration of a Rate Adjustment and Power Cost Adjustment - (See Material)
5. E-Mail from Patrick J. Henry - RE: The K Street Project - (See E-Mail)
6. E-Mail - RE: Wal-Mart stores - (See E-Mail)
7. E-Mail from Scott Sandquist, AIA - RE: Wal-Mart - (See E-Mail)
8. E-Mail from Ted Stock - RE: Wal-Mart - (See E-Mail)
9. E-Mail from Tammy Doak - RE: The development at 84<sup>th</sup> & Adams - (See E-Mail)
10. E-Mail from Justin Jones - RE: Box store, 84<sup>th</sup> & Adams - (See E-Mail)
11. E-Mail from Ruth Fitzwater - RE: Wal-Mart - (See E-Mail)
12. Letter from Nancy Armstrong Johnson - RE: Armstrong Interiors & Furniture-It is vitally important to save both the 48<sup>th</sup> & R Street entrances as explained to continue in our present location -(See Letter)
13. E-Mail from Al Micek - RE: The article on Cats, in this mornings LJS was interesting -(See E-Mail)
14. E-Mail from Kay Rising - RE: Budget & Growth - (See E-Mail)
15. E-Mail from Sandra Lab - RE: Wal-Mart - (See E-Mail)

## **VI. ADJOURNMENT**

da121905/tjg



# NEWS RELEASE

MAYOR COLEEN J. SENG

[lincoln.ne.gov](http://lincoln.ne.gov)

## OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

**FOR IMMEDIATE RELEASE:** December 13, 2005

**FOR MORE INFORMATION:** Bill Luxford, 5 CITY-TV/21 Educational Access, 441-6688

### **BASKETBALL TIPS OFF ON 21 EDUCATIONAL ACCESS**

*Lincoln Public Schools' teams to be included for first time*

21 Educational Access (Time Warner Cable channel 21 in Lincoln) has announced its tape-delay telecast schedule for the 2005-2006 basketball season. A minimum of 33 games are scheduled to be aired featuring Nebraska Wesleyan University, some Lincoln private high schools and, for the first time, Lincoln Public Schools (LPS). More games will be added to the schedule (attached) at a later date.

"We're again thrilled to be able to utilize 21 Educational Access to bring another exciting basketball season to Lincoln residents," said Bill Luxford, Operations Manager for 5 CITY-TV/21 Educational Access.

High School and collegiate sports began airing on 21 Educational Access during the fall of 2004. During fall of 2005, a total of 24 football, volleyball and softball games were telecast. Luxford said the programming will be enhanced by adding LPS games to the winter sports season.

"We're very pleased that Lincoln Public Schools will join the winter lineup," Luxford said. "We feel that this has been a missing piece of our sports schedule. LPS sports has tremendous viewer appeal, and we look forward to helping them promote, not only their excellent sports programs, but other events that are happening at the schools."

Luxford said a new feature this season will be halftime segments highlighting the host school's students and faculty. He also said that play-by-play duties will again be handled by the voice of 21 Educational Access Sports, Kyle Doperalski.

"Kyle does a fantastic job behind the mic," Luxford said. "What really impresses me is that he intensely prepares for a game knowing that it's all about the kids. Whether it's a D-2 game or a Class A state semi-final, he does his homework and has a goal of making it enjoyable and exciting for both players, fans and viewers."

Sponsors for the telecasts will include Park It Downtown, StarTran, Lincoln Electric System, Time Warner Cable and Nebraska Wesleyan University. Schedules and telecast times can be found by visiting the City Web site at [lincoln.ne.gov](http://lincoln.ne.gov), then clicking on the 5 CITY-TV icon.

# **21 Educational Access 2005-2006 Basketball Schedule**

## **Boys High School:**

- Friday, December 2 - Lincoln Pius X at Waverly
- Friday, December 9 - Lincoln High at Lincoln Southwest
- Thursday, December 15 - Raymond Central at Lincoln Christian
- Friday, December 16 - Lincoln High at Lincoln East
- Wednesday, December 21 - Lincoln North Star at Lincoln Northeast
- Thursday, December 29 and Friday, December 30 - Lincoln Lutheran Tournament
- Friday, January 6 - Heartland at Lincoln Christian
- Saturday, January 14 - Lincoln Southwest at Lincoln North Star
- Friday, January 20 - Lincoln Christian at Lincoln Pius X
- Friday, January 27 - Lincoln East at Lincoln Southeast
- Saturday, February 4 - David City Aquinas at Lincoln Christian
- Friday, February 10 - Fairbury at Lincoln Lutheran
- Friday, February 17 - Lincoln Southeast at Lincoln Northeast
- District and State Tournaments to be announced

## **Girls High School:**

- Wednesday, December 14 - Lincoln East at Lincoln High
- Tuesday, December 20 - Lincoln North Star at Lincoln Southwest
- Thursday, December 29 and Friday, December 30 - Lincoln Lutheran Tournament
- Friday, January 6 - Heartland at Lincoln Christian
- Friday, January 13 - Lincoln North Star at Lincoln Southeast
- Thursday, January 26 - Lincoln Northeast at Lincoln Pius X
- Wednesday, February 1 - Lincoln Northeast at Lincoln East
- Friday, February 3 - Concordia at Parkview Christian
- College View (game to be announced)

Boys and Girls District and State Basketball Tournaments will be shown, with all participating Lincoln teams featured during the first two rounds of play, contingent on consent from the Nebraska School Activities Association.

## **Men's:**

Thursday, January 5 - Nebraska Wesleyan at Doane College (tentative)  
Tuesday, January 10 - Midland College at Nebraska Wesleyan  
Wednesday, January 18 - Nebraska Wesleyan at Concordia (tentative)  
Tuesday, January 24 - Hastings College at Nebraska Wesleyan  
Wednesday, February 1 - Doane College at Nebraska Wesleyan  
Saturday, February 4 - Dakota Wesleyan at Nebraska Wesleyan (tentative)

## **Women's:**

- Wednesday, December 7 - Dana College at Nebraska Wesleyan
- Wednesday, January 11 - Midland Lutheran at Nebraska Wesleyan
- Other games to be announced

## INTER-DEPARTMENT COMMUNICATION

<b>TO</b>	Lincoln City Council	<b>DATE</b>	December 14, 2005
<b>DEPARTMENT</b>		<b>FROM</b>	John McQuinn
<b>ATTENTION</b>		<b>DEPARTMENT</b>	City Law
<b>COPIES TO</b>		<b>SUBJECT</b>	Yielding Right of Way to Vehicles Making Lawful U-Turns

In response to questions regarding the relative duties to yield the right of way for vehicles making U-Turns as defined in § 10.14.040 ©) as amended, and vehicles turning right when facing a red automatic traffic signal, § 10.14.220 clearly answers those questions. In that scenario, the vehicle turning right on the red signal would have the duty to yield "to other traffic lawfully using the intersection." L.M.C. § 10.14.220. If the U-Turn was being made according to the provisions in the amended ordinances, the vehicle making the U-Turn would have the right of way.

It is somewhat helpful to remember that the red automatic traffic signal governs the initial movement of the vehicle facing it; the right to turn after stopping is a permissive right of way, not a primary right of way, such as the one granted a vehicle facing a steady green automatic signal.

A copy of § 10.14.220 has been included at the request of Councilperson Newman

  
John C. McQuinn  
Chief City Prosecutor

#### **10.14.220 Turns Restricted at Intersections With Automatic Signals.**

Except as otherwise provided in this section, it shall be unlawful for the driver of any vehicle to turn such vehicle at any intersection where an automatic traffic signal is installed and actually functioning, except when such signal is displaying a green light.

Except where a traffic control device is in place prohibiting a turn, the operator of a vehicle facing a steady red signal may cautiously drive his vehicle into the intersection to make a right turn after stopping. Such operator shall yield the right-of-way to pedestrians lawfully within an adjacent crosswalk and to other traffic lawfully using the intersection.

Except where a traffic control device is in place prohibiting a turn, the operator of a vehicle traveling on a one-way street facing a steady red signal may, after stopping, cautiously drive such vehicle into the intersection to make a left turn onto another one-way street on which all traffic is moving to said vehicle's left. Such operator shall yield the right-of-way to pedestrians lawfully within the adjacent crosswalk and to other traffic lawfully using the intersection.

Unless otherwise permitted by an authorized traffic control device, it shall be unlawful for the driver of any vehicle to turn such vehicle so as to proceed in the opposite direction at any intersection where an automatic signal is installed and actually functioning. (Ord. 17666 §3; May 1, 2000: prior Ord. 15634 §22; July 9, 1990: P.C. §10.32.190; Ord. 12552 §1; April 9, 1979: Ord. 5699 §719; July 12, 1954).

City of Lincoln/Lancaster County  
**Public Building Commission**

# **2002 County/City Master Plan**

**December 10, 2002**

*Prepared by*

**SINCLAIR** | hille  
a r c h i t e c t s

architecture ■ landscape architecture ■ planning



## **I. EXECUTIVE SUMMARY**

### **A. BACKGROUND**

#### **1. INTRODUCTION**

In February, 2002, the Public Building Commission hired Sinclair Hille Architects to begin the process of preparing a master plan to chart a course for meeting the space needs of City and County departments over the next decade. This document, the 2002 County/City Master Plan, is the product of that planning. The purpose of the Master Plan is to lay out a general direction and a rational process to help the Public Building Commission anticipate and respond to departmental needs and make decisions in a broad planning context.

The Master Plan can be viewed as part guide-map, part vision statement. However, it should not be viewed as pre-authorization for departmental space growth or staff increases. Rather, the Master Plan expresses the Public Building Commission's collective best-guess picture of the future based on certain assumptions and preliminary analysis within a snapshot of time. With each phase of implementation, the Master Plan's recommendations will be tested against the realities that exist at that time – economics, politics, demographics, etc. The value of the Master Plan is not measured by its ability to accurately predict the future, but its ability to frame a collection of needs, offer concepts to address them, and fashion a systematic approach for implementing the concepts. Subsequent analysis, planning, and design will need to take place at the project level to verify needs and costs, refine concepts, and strategize the best options for implementation.

## **2. HISTORY**

While the accuracy of space forecasting thins considerably the farther out one looks, a ten-year window has proven to be a reliable planning period for the Public Building Commission in the past. The 2002 Master Plan builds on work completed by the Public Building Commission in 1992 when it adopted the previous County/City Master Plan. The goals of the 1992 County City Master Plan, listed below, echo many of the goals of the 2002 Master Plan:

The goals of the 1992 Master Plan were as follows:

- ❖ To address critical deferred maintenance and pent-up space deficiencies
- ❖ To meet anticipated growth needs of 10 years or more
- ❖ To increase staff efficiencies by consolidating departments with multiple locations
- ❖ To increase staff efficiencies by locating high interaction departments within proximity of each other
- ❖ To increase public convenience by locating related departments within proximity of each other
- ❖ To increase security and public safety by establishing secure circulation and controlled points of entry
- ❖ To decrease space needs by co-location of departments that can share space
- ❖ To renovate and reuse existing buildings wherever possible

Projects completed under the 1992 County/City Master Plan included:

1. Renovation of the former County City Building at 555 So. 10th Street into the **Justice and Law Enforcement Center** (relocating Police from 233 So. 10th St.)
2. Construction of a new **Government Building** north of the Justice Center, which consolidated core government departments
3. Renovation of the former K Street Power Plant into the **K Street Records Warehouse Facility** for storage of county and state records. This allowed departments to decrease their on-site storage needs
4. Purchase and renovation of a former medical clinic at 31<sup>st</sup> & N for **Lincoln/Lancaster County Health Department** (relocating from 2200 St. Mary's)
5. Construction of a new **Vehicle License Facility** at 46<sup>th</sup> & R Streets (relocating out of the County/City Building)
6. Renovation of former Health Department facility at 2200 St. Mary's for consolidated **Community Mental Health and Crisis Center** (relocated from State Regional Center)

### **3. PROCESS & PARTICIPANTS**

Sinclair Hille Architects was hired in the spring of 2002 by the Public Building Commission to gather and analyze space needs data and develop a Master Plan for approximately 40 departments.

Some of the issues facing the Public Building Commission at this time were:

- ❖ the difficulty of the PBC to respond adequately to departments' need for additional space as staffing levels grew, programs were added, or public service volume increased
- ❖ the increased fragmentation of departments which no longer fit into their primary location and thus were housed in more than one location
- ❖ the imminent sale of the Old Federal Building for private redevelopment and need to relocate county and city departments housed there
- ❖ the extreme overcrowding of the Health Department, increasing amount of leased space, and high rate of growth many programs

Worksessions were held by the Public Building Commission to report preliminary findings and explore Master Plan alternatives. The planning consultants worked closely with the members of the Public Building Commission and assigned staff to develop the Master Plan. These individuals included:

Larry Hudkins, Public Building Commission Chair & County Commissioner  
Kathy Campbell, County Commissioner  
Colleen Seng, City Councilperson  
Jon Camp, City Councilperson  
Linda Wilson, Member at Large  
Don Killeen, Building Administrator (staff to Public Building Commission)

Other members of the City Council and County Board who provided input in the masterplanning process included:

Bob Workman, Chair of County Commission  
Ray Stevens, County Commissioner  
Bernie Heier, County Commissioner  
Jonathan Cook, City Councilperson  
Ken Svoboda, City Councilperson  
Annette McRoy, City Councilperson  
Glenn Friendt, City Councilperson  
Terry Werner, City Councilperson

Data was collected through on-line surveys, site visits, and follow-up meetings about existing conditions and projected needs. The following is a list of participating departments and the designated contact person who provided information for the Master Plan.

**City Departments**

Building & Safety -- Mike Merwick, City Attorney (Law) -- Dana Roper, City Council & Chambers, Joan Ray, Emergency Communications/911, Julie Righter, Finance - Don Herz, Information Services -- Doug Thomas, Police - Mike Wollman, Public Works, Tim Pratt, Urban Development -- Marc Wulschleger, Women's Commission - Bonnie Coffey

**County Departments**

Community Mental Health -- Dean Settle, County Assessor & Register of Deeds -- Norm Akena, County Attorney & Child Support -- Gary Lacey, County Clerk -- Bruce Medcalf, County Commissioners & Budget -- Cori Beattie, County Court Clerk -- Peggy Gentles, County Human Services -- Kit Boesch, County Treasurer -- Terry Adams, Emergency Management -- Doug Ahlberg, Public Defender -- Monica Ross, Records Management -- Brian Pillard, Safety & Training Office -- Sue Eckley, Sheriff -- Terry Wagner, Veterans Services -- Gary Chalupa

**Joint Departments**

Health Department -- Judy Halstead, Personnel -- Georgia Glass, Planning - Jean Walker, Police-- Mike Wollman, Purchasing -- Vince Mejer

**Judicial Departments**

County Court Judges -- Judge Gale Pokorny, Adult Probation -- Stephen Rowoldt, District Court Clerk -- Kelly Guenzel Handlos, District Court Judges -- Judge Bernard McGinn, Juvenile Court -- Judge Tom Dawson, Juvenile Probation -- Lori Griggs

**Mayor's Departments**

Affirmative Action -- Joyce Quinn, CIC / 5City-TV -- Diane Gonzolas, Commission on Human Rights -- Larry Williams, Lincoln Area Agency on Aging -- Gina Dunning, Mayor -- Mark Bowen

The scope of the Master Plan was eventually confined to those departments with the most critical and timely needs. Those departments undergoing or anticipating separate planning efforts were not included in the Master Plan.

These included:

**Public Works Department, Design Engineering & Maintenance Divisions.** A separate masterplanning process is planned which will evaluate the feasibility of a consolidated maintenance operation.

**Lincoln Area Agency on Aging.** A separate site selection process was underway at the time of the Master Plan to locate leased space downtown near the Senior Center.

**MASTER PLAN**

**Parks & Recreation.** Parks & Recreation Department indicated the need for a future administration/education addition at 2740 A Street and possible relocation of their maintenance facility at 21<sup>st</sup> & M Street to make way for Antelope Valley channel improvements. However, it was determined that a separate study should be undertaken in light of their unique needs.

**Community Mental Health.** This department's most critical facility deficiency is with its Adams Street Center which fails to meet code requirements as well as space needs. It was determined that this need should be addressed by the County in a separate effort.

**Adult Correctional Center.** A previous Master Plan for the Lancaster County Adult Correctional Center was completed in December, 2001 which recommended a jail expansion.

## B. MASTER PLAN RECOMMENDATIONS

### 1. SPACE NEEDS ANALYSIS

In order to quantify the scope of Master Plan needs, data provided by departments projecting their future space needs was compiled and analyzed by the masterplanning team. Site tours were conducted as needed and personnel projections were reviewed and correlated with space projections. Follow up meetings were held by the County Board and Mayor's office to review those departments that predicted significant growth and additional justification provided as necessary. The table below summarizes the space needs analysis.

It should be stated again that the anticipated space needs and implementation costs outlined in the 2002 Master Plan are intended for preliminary planning purposes only. Over the next ten years, each decision to implement a specific phase or project outlined in this Master Plan should include architectural programming, design, and project budgeting. At that time, a much deeper level of needs analysis must be conducted to establish that specific project's scope, rationale, operational impacts, and potential efficiencies.

	Existing NASF	Add'l NASF	NASF Req'd	Need % Inc/Dec	Staff Increase	Shown on plan
<b>C/C GOVERNMENT BUILDING</b>						
1.0 Non-Departmental Spaces	2,748	3,082	5,830	112%	0	6,010
2.0 5City-TV	860	280	1,140	33%	0	1,650
3.0 City Council - offices	1,320	1,860	3,180	141%	1	---
4.0 County Commissioners & Budget	2,890	200	3,090	7%	1	4,530
5.0 County Human Services	795	580	1,375	73%	2	1,420
6.0 Finance - Administration	6,500	670	7,170	10%	6	7,900
7.0 County Treasurer	2,910	-	2,910	0%	2	3,060
8.0 County Assessor & Deeds	10,310	730	11,040	7%	5	10,800
9.0 Personnel - Employment & Risk	4,445	1,115	5,560	25%	2	6,360
10.0 Building & Safety	9,290	1,500	10,790	16%	11	10,880
11.0 County Clerk	2,780	110	2,890	4%	1	3,030
12.0 Mayor & C/C	4,225	825	5,050	20%	0	4,400
13.0 Planning	5,250	600	5,850	11%	3	5,850
14.0 Public Defender	5,920	4,380	10,300	74%	20	10,260
15.0 Public Works	8,160	2,720	10,880	33%	13	10,905
16.0 Urban Development	7,262	(1,287)	5,975	-18%	10	6,000
17.0 Law - City Attorney	5,970	2,840	8,810	48%	8	9,190
18.0 Mayor's Commissions	2,825	300	3,125	11%	5	3,130
<b>Total Government Building</b>	<b>81,712</b>	<b>17,423</b>	<b>99,135</b>			<b>99,365</b>

## MASTER PLAN

JUSTICE & LAW ENFORCEMENT CENTER							
19.0	Police	21,560	-	21,560	0%	109	21,560
20.0	Sheriff	11,925	-	11,925	0%	25	11,925
21.0	Shared Police/Sheriff	32,930	-	32,930	0%		32,930
22.0	County Court - Judges & Clerk	27,425	-	27,425	0%	4	27,425
23.0	Clerk of the District Court	4,320	-	4,320	0%	-	4,320
24.0	District Court - Judges & Referee	35,235	-	35,235	0%	4	35,235
25.0	Juvenile Court	7,035	730	7,765	10%	9	7,375
26.0	County Attorney	12,950	8,290	21,240	64%	40	12,950
27.0	Juvenile Probation	3,465	3,000	6,465	87%	3	5,540
28.0	Emergency Communication/911	3,015	1,160	4,175	38%	11	4,175
29.0	Emergency Management	1,160	400	1,560	34%	2	0
30.0	Adult Probation - Admin, etc.	11,050	1,217	12,267	11%	15	3,465
<b>Total Justice &amp; Law Enforcement</b>		<b>172,070</b>	<b>14,797</b>	<b>186,867</b>	<b>20%</b>		<b>166,900</b>
K STREET & 233 BUILDING							
31.0	Finance - Purchasing	3,665	-	3,665	0%	4	
32.0	Veterans Services	940	440	1,380	47%	1	
33.0	Information Services	13,290	-	13,290	0%	5	
<b>Total Other</b>		<b>17,895</b>	<b>440</b>	<b>18,335</b>	<b>2%</b>		
HEALTH DEPARTMENT							
	Administrative	3,277	1,290	4,567	39%	2	
	Animal Control	910	2,980	3,890	327%	3	
	Clinic	5,501	3,140	8,641	57%	3	
	Environmental Health	3,968	4,600	8,568	116%	6	
	Health Promotions	1,901	1,940	3,841	102%	8	
	Nursing	2,783	3,460	6,243	124%	7	
	Shared Spaces	1,045	1,925	2,970	184%		
<b>Total Health Department - NSF</b>		<b>19,385</b>	<b>19,335</b>	<b>38,720</b>	<b>100%</b>		<b>38,720</b>
<b>Total Health Department - GSF</b>		<b>31,596</b>	<b>31,697</b>	<b>63,475</b>			<b>63,475</b>
<b>TOTALS</b>		<b>291,062</b>	<b>51,995</b>	<b>343,057</b>	<b>18%</b>		

Overall, the anticipated space needs identified in the 2002 Master Plan reflect 18% growth. Of the 33 departments included in the Master Plan, eight departments (21%) demonstrate the potential need for significantly more space (high growth), 15 departments (48%) demonstrate the potential need for some additional space (moderate growth) and 10 departments (30%) indicate no additional space needs for the next ten years. These findings are similar to those made in the 1992 Master Plan in the following ways:

Observations about high growth departments (defined here as additional space needs of greater than 1,500 SF):

- ❖ judicial departments make up the majority of the high growth departments
- ❖ the high growth of the judicial departments and Health Department reflects the changing social, economic, public safety, and health needs of the community
- ❖ the high growth of Public Works reflects the creation of a new division – Watershed Management
- ❖ Justice & Law Enforcement Center has maximized the growth potential for judicial support departments (e.g. County Attorney, City Attorney, Juvenile Probation)

<b>7 HIGH GROWTH departments (&gt;2,000 NASF each):</b>	<b>Existing NASF</b>	<b>Add'l NASF</b>	<b>NASF Req'd</b>	<b>Need % Inc/Dec</b>
34.0 Health Department	19,385	19,335	38,720	100%
26.0 County Attorney	12,950	8,290	21,240	64%
14.0 Public Defender	5,920	4,380	10,300	74%
27.0 Juvenile Probation	3,465	3,000	6,465	87%
17.0 Law - City Attorney	5,970	2,840	8,810	48%
15.0 Public Works	8,160	2,720	10,880	33%
3.0 City Council	1,320	1,860	3,180	141%

Observations about moderate growth departments (defined here as additional space needs of 1,500 SF or less):

- ❖ moderate growth departments growth needs range from a single office to a half dozen offices and associated support space such as waiting area, files, and clerical work stations.
- ❖ Moderate growth departments growth needs are largely to meet immediate need rather than anticipated future growth

<b>16 MODERATE GROWTH departments (&lt;2,000 NASF each):</b>	<b>Existing NASF</b>	<b>Add'l NASF</b>	<b>NASF Req'd</b>	<b>Need % Inc/Dec</b>
10.0 Building & Safety	9,290	1,500	10,790	16%
30.0 Adult Probation - Admin, etc.	11,050	1,217	12,267	11%
28.0 Emergency Communication/911	3,015	1,160	4,175	38%
9.0 Personnel - Employment & Risk	4,445	1,115	5,560	25%
12.0 Mayor & CIC	4,225	825	5,050	20%
25.0 Juvenile Court	7,035	730	7,765	10%
8.0 County Assessor & Deeds	10,310	730	11,040	7%
6.0 Finance - Administration	6,500	670	7,170	10%
13.0 Planning	5,250	600	5,850	11%
5.0 County Human Services	795	580	1,375	73%
32.0 Veterans Services	940	440	1,380	47%
29.0 Emergency Management	1,160	400	1,560	34%
18.0 Mayor's Commissions	2,825	300	3,125	11%
2.0 5City-TV	860	280	1,140	33%
4.0 County Commissioners & Budget	2,890	200	3,090	7%
11.0 County Clerk	2,780	110	2,890	4%



Observations about no growth departments:

- ❖ Co-location of Police/Sheriff has helped departments meet changing space needs efficiently
- ❖ Justice & Law Enforcement Center can adapt to future growth needs of courts without major building modifications

<b>10 NO GROWTH departments</b>	<b>Existing NASF</b>	<b>Add'l NASF</b>	<b>NASF Req'd</b>	<b>Need % Inc/Dec</b>
7.0 County Treasurer	2,910	-	2,910	0%
23.0 Clerk of the District Court	4,320	-	4,320	0%
20.0 Sheriff	11,925	-	11,925	0%
33.0 Information Services	13,290	-	13,290	0%
19.0 Police	21,560	-	21,560	0%
22.0 County Court - Judges & Clerk	27,425	-	27,425	0%
21.0 Shared Police/Sheriff	32,930	-	32,930	0%
31.0 Purchasing	3,665	-	3,665	0%
24.0 District Court - Judges & Referee	35,235	-	35,235	0%
16.0 Urban Development	7,262	(1,287)	5,975	-18%

The tables above reflect growth patterns similar to those identified in the 1992 Master Plan. Consistently, the highest growth in government space needs occurs in justice and health-related departments, mirroring the social and economic trends associated with the city's growing population.

By governmental jurisdiction, the highest growth is projected by joint agencies, followed by county agencies. The least growth is projected by city agencies.

The tables below summarize space needs by jurisdiction:

Observations about Joint Departments existing and projected space needs:

- ❖ Average 34% growth
- ❖ Total 21,050 SF

<b>Joint Departments</b>	<b>Existing NASF</b>	<b>Add'l NASF</b>	<b>NASF Req'd</b>	<b>Need % Inc/Dec</b>
34.0 Health Department	19,385	19,335	38,720	100%
9.0 Personnel - Employment & Risk	4,445	1,115	5,560	25%
13.0 Planning	5,250	600	5,850	11%
21.0 Shared Police/Sheriff	32,930	-	32,930	0%
	62,010	21,050	83,060	34%

Observations about County Departments existing and projected space needs:

- ❖ Average 14% growth
- ❖ Total 20,077 SF

	<i>County Departments</i>	<i>Existing NASF</i>	<i>Add'l NASF</i>	<i>NASF Req'd</i>	<i>Need % Inc/Dec</i>
26.0	County Attorney	12,950	8,290	21,240	64%
27.0	Juvenile Probation	3,465	3,000	6,465	87%
14.0	Public Defender	5,920	4,380	10,300	74%
30.0	Adult Probation - Admin, etc.	11,050	1,217	12,267	11%
8.0	County Assessor & Deeds	10,310	730	11,040	7%
11.0	County Clerk	2,780	110	2,890	4%
4.0	County Commissioners & Budget	2,890	200	3,090	7%
5.0	County Human Services	795	580	1,375	73%
29.0	Emergency Management	1,160	400	1,560	34%
25.0	Juvenile Court	7,035	730	7,765	10%
32.0	Veterans Services	940	440	1,380	47%
23.0	Clerk of the District Court	4,320	-	4,320	0%
22.0	County Court - Judges & Clerk	27,425	-	27,425	0%
7.0	County Treasurer	2,910	-	2,910	0%
24.0	District Court - Judges & Referee	35,235	-	35,235	0%
20.0	Sheriff	11,925	-	11,925	0%
		141,110	20,077	161,187	14%

Observations about City Departments existing and projected space needs:

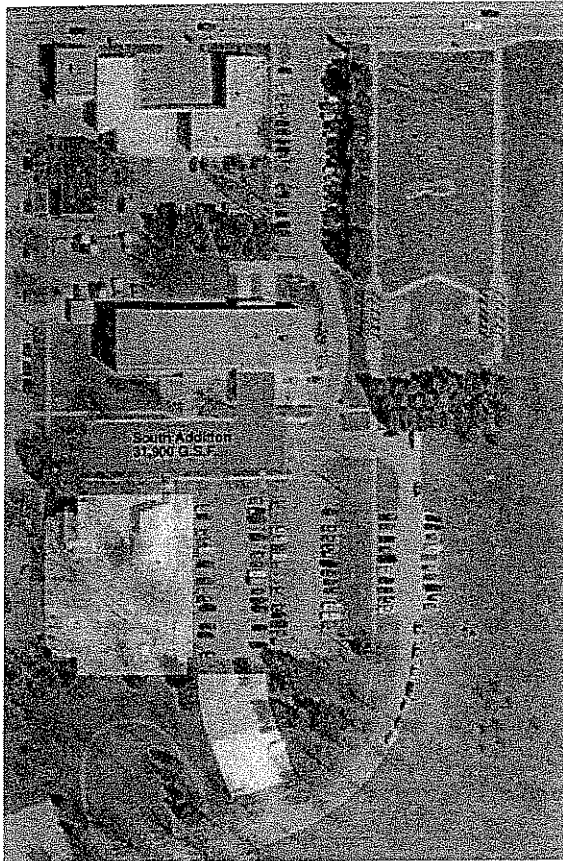
- ❖ Average 12% growth
- ❖ Total 10,868 SF

	<i>City Departments</i>	<i>Existing NASF</i>	<i>Add'l NASF</i>	<i>NASF Req'd</i>	<i>Need % Inc/Dec</i>
3.0	City Council - offices	1,320	1,860	3,180	141%
17.0	Law - City Attorney	5,970	2,840	8,810	48%
15.0	Public Works	8,160	2,720	10,880	33%
10.0	Building & Safety	9,290	1,500	10,790	16%
28.0	Emergency Communication/911	3,015	1,160	4,175	38%
6.0	Finance - Administration	6,500	670	7,170	10%
31.0	Finance - Purchasing	3,665	-	3,665	0%
33.0	Information Services	13,290	-	13,290	0%
19.0	Police	21,560	-	21,560	0%
16.0	Urban Development	7,262	(1,287)	5,975	-18%
2.0	5City-TV	860	280	1,140	33%
12.0	Mayor & CIC	4,225	825	5,050	20%
18.0	Mayor's Commissions	2,825	300	3,125	11%
		87,942	10,868	98,810	12%

**2. RECOMMENDATIONS: 2002-2012**

Various alternatives for addressing the identified space needs were explored and refined with the involvement of the Public Building Commission during worksessions. The result was six master plan recommendations, listed below and described on the following pages:

- ❖ **Recommendation #1:** Expand Health Campus at 31<sup>st</sup> & N Streets
- ❖ **Recommendation #2:** Maintain core campus and finish out 3<sup>rd</sup> floor of Government Building
- ❖ **Recommendation #3:** Build Juvenile Justice Services Addition to Juvenile Detention Facility
- ❖ **Recommendation #4:** Use K Street Records Warehouse as 100% records storage
- ❖ **Recommendation #5:** Continue use of 233 Building, Trabert Hall, and 9<sup>th</sup> & J Street Building as "swing space" with minimal investment



**Recommendation #1:**

**Expand Health Campus at 31<sup>st</sup> & N Streets**

The Health Department has critical space needs, evidenced by its overflow into 9,500 SF of leased space. The Master Plan recommends expansion of the existing building to meet its needs rather than moving or splitting up the department into branch facilities for these reasons:

- ❖ 31<sup>st</sup> & N is near the geographic center of its primary population base
- ❖ the existing facility works well as a medical clinic and offices
- ❖ Woods Park and the Health Department share parking because peak hours don't overlap
- ❖ Expansion is possible with minimal property acquisition and minimal impact to parkland

The Master Plan recommends a new addition of approximately 31,900 GSF south of the existing building with a link at the east end of the building. A client drop-off should be provided at that location with prominent signage/identification visible from O Street and 33<sup>rd</sup> Street (e.g. flag poles, banners) that defines the east façade as the front of the building. A vehicular/ambulance entrance could be located on the north side of the building with grade modifications.

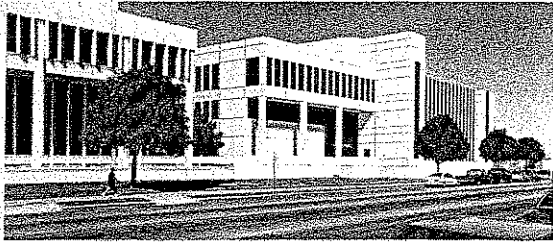
In the development of the building program, clinical space should also be provided for the delivery of services by Lancaster County Community Mental Health.



Parking lot expansion should be designed to encourage joint use by Woods Park and discourage parking on the loop road. Access to parking lots should be limited to the east side of the Health Department property in order to discourage traffic through the neighborhood to the west.

In the next stage of planning, a traffic/neighborhood impact study should be conducted, with the involvement of neighborhood residents, to more fully explore and evaluate options for addressing the

site implications of an expansion and solving existing traffic problems in the area. A detailed architectural program should also be prepared to verify the scope and justification of the project and reconcile with staffing and budget projections.

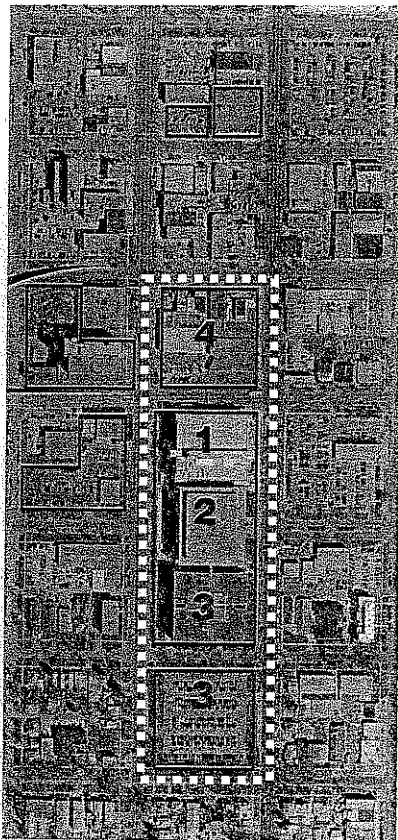


**Recommendation #2:  
Maintain core campus and finish out 3<sup>rd</sup>  
floor of Government Building**

The third floor of the Government Building was designed to accommodate future growth for County and City departments.

The Master Plan's recommendation to finish out third floor to house core city and county departments is not only consistent with the Public Building Commission's original planning, but it can be done much more economically than new construction.

The Master Plan defines the core campus as the area bounded by 9<sup>th</sup> Street, 10<sup>th</sup> Street, L Street, and G Street and includes these facilities and uses:



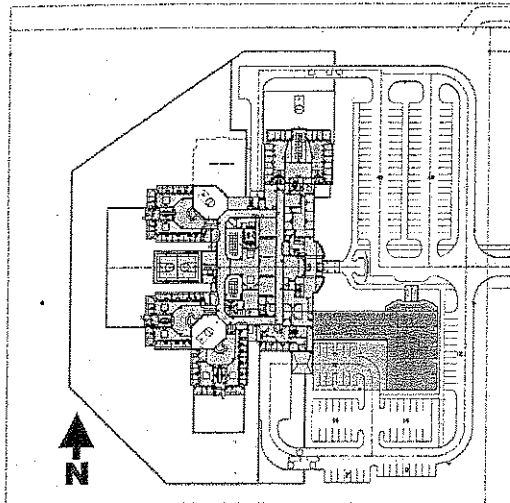
**1 Government Building** – core city and county departments

**2 Justice & Law Enforcement Center** – courts, law enforcement, public safety

**3 Adult Correctional Facility** – jail and proposed expansion (north part of south parking lot)

**4 Public Parking Deck & North Expansion Zone** – currently under construction

By maintaining the integrity of the core campus, the Public Building Commission builds on previous planning decisions designed to provide public convenience, government efficiency, public safety, security, and an economical and efficient approach to facilities planning and management.



**Recommendation #3:**

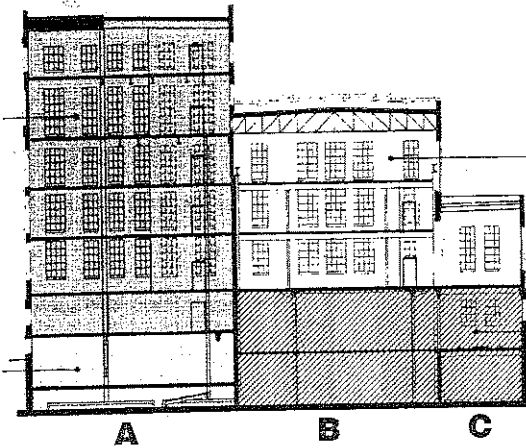
**Build Juvenile Justice Services Addition to  
Juvenile Detention Facility**

The fourth floor of the Justice and Law Enforcement Center cannot accommodate the existing or future space needs of the three departments housed there. The County Attorney is located on the fourth floor but its Child Custody division is housed in the Old Federal Building. Both Juvenile Courts and City Attorney have inadequate waiting areas and conference space and no room to expand in the future. Furthermore, the

appointment of a fourth Juvenile Court judge by the state is anticipated within a few years.

To alleviate the overcrowding of the Justice and Law Enforcement Center and accommodate the anticipated growth associated with juvenile justice services in the community, the Master Plan proposes to relocate Juvenile Courts, Juvenile Probation, and the Juvenile attorneys in the County Attorney and Public Defender's offices to a new addition to the Lancaster County Juvenile Detention Facility at the southeast corner (see diagram above).

The Juvenile Court judges oppose the relocation, largely because they fear the court's schedule will be compromised by the travel time required of private attorneys moving between adult and juvenile court facilities. However, the Public Building Commission see this as the most economical alternative available to meet the collective space needs of judicial departments for the long term.



**Recommendation #4:**

**Use K Street Records Warehouse as 100% records storage**

The conversion of the former K Street Power Plant to the K Street Records Warehouse has been so successful that both the State and County Records Management departments are nearly at capacity. Their need for additional records storage space continues to grow

despite growth in digital imaging and de-accessioning practices. The result is that within a few years, they will have outgrown the space available to them in the north towers (noted as A and B above) of the K Street facility.

The Master Plan recommends that the non-storage occupants of K Street, most of whom are in the west wing (noted as C above) be relocated into other government office space as opportunities arise, in order to make room for additional records storage in the building. These include three Mayor's Commissions – Human Rights, Commission on Women, and Affirmative Action – Purchasing, and Police Evidence Storage. The Master Plan recommends the three Mayor's Commissions be relocated to the Government Building. However, no immediate solutions are apparent for Purchasing and Police Evidence Storage. Possible future options include the construction of a new Police Storage facility in conjunction with other future public safety facilities (e.g. new police garage, new police precincts, new fire stations, etc.). If possible in the long term future, Purchasing should move into the Government Building or a new Adult Justice Services Building (see page 31).



**Recommendation #5:**

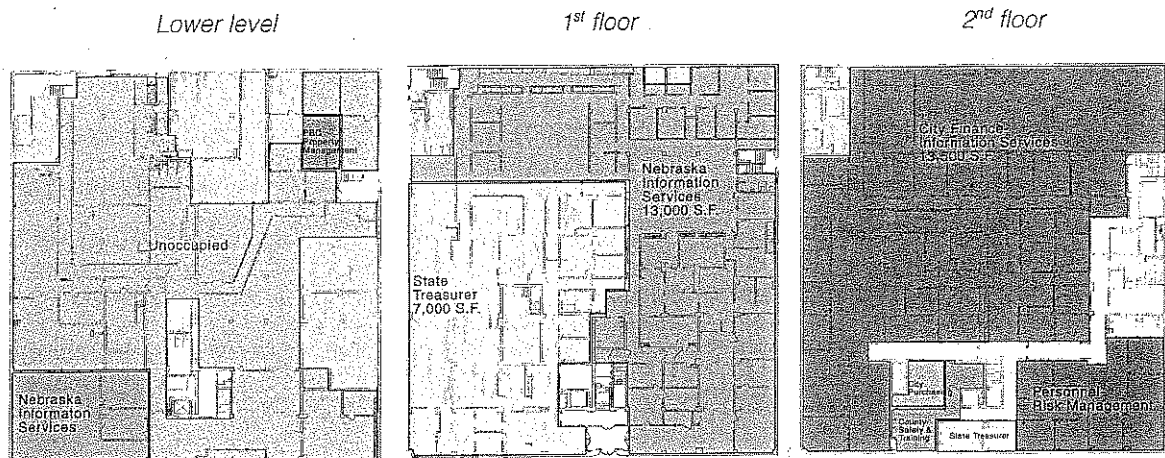
**Continue use of 233 Building, Trabert Hall, and 9<sup>th</sup> & J Street Building as  
"swing space" with minimal investment**

The 233 Building, Trabert Hall, and 9<sup>th</sup> & J Street Building have served the Public Building Commission well over many years as "swing space" for departments. During the renovation of the Justice and Law Enforcement Center, these two buildings played a critical role in housing departments temporarily. These two buildings have also provided overflow space for several departments that have outgrown their primary location, including Adult Probation, County Attorney Child Support, Personnel Risk Management, Drug Court, and County Human Services. Most recently, the 233 Building has provided lease revenue to the Public Building Commission from leases to the State, which expire in 2006. With one exception (Information Services in the 233 Building), no long term residents of the buildings have been identified and no major investments have been made to adapt and renovate them for long term government use.

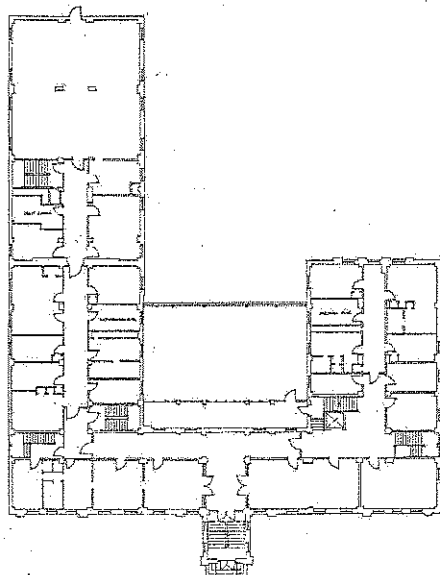
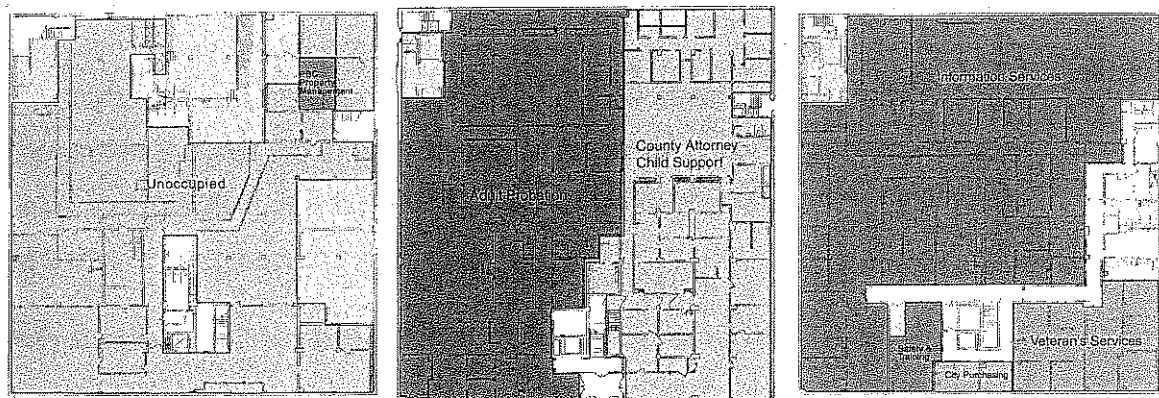
Over the next decade as the Master Plan is implemented, the need for swing space and overflow space will likely decrease. Good stewardship by the Public Building Commission will eventually call for significant renovation or disposal of the buildings in the future. While historic preservation is desirable, particularly in the case of Trabert Hall, it can only be successful if paired with viable building use. The use of Trabert Hall by departments that pose potential public security risks should be strictly avoided. Eventually, parking may be a better use of the 9<sup>th</sup> & J Street site than the small former Election Commission Building.

The Master Plan recommends that public investment in the 233 Building, Trabert Hall, and the 9<sup>th</sup> & J Street Building should be minimized for the short term and further study be done to determine options for their long term utilization, preservation, demolition, or redevelopment by either government or the private sector. A feasibility study should also be done to determine an appropriate long term location for Information Services and the costs of relocating the department.

**233 BUILDING EXISTING CONDITIONS**



**PROPOSED FUTURE OCCUPANTS (after State leases expire)**



**TRABERT HALL  
(35,500 NASF)**

The Master Plan does not identify any long term county or city occupants for Trabert Hall and therefore, no major improvements are proposed. Temporary occupants of the building include:

- ❖ County Attorney Child Support
- ❖ Veterans Services
- ❖ Adult Probation

### **3. IMPLEMENTATION**

Implementation of the master plan recommendations listed on page 12 requires a six-phase plan to be completed over a ten-year period. Five of the six phases are related to managing growth in the Government Building and Justice & Law Enforcement Center. The remaining phase involves expansion and renovation of the Lincoln-Lancaster County Health Department located at 3140 N Street. The sequence of the phases is critical to the success of the plan and has significant cost-savings implications. This is particularly true for improvements proposed on the government campus at 555 South 10<sup>th</sup> Street where accommodating the growing space needs of county and city departments requires internal relocation and tenant finish of the 3<sup>rd</sup> floor in the Government Building. Phases involving the Government Building and Justice & Law Enforcement Center are interrelated and need to occur in a logical sequence. The only exception to this is the proposed improvements for the Health Department. These are driven more by an urgency to relieve overcrowding in the existing building and to relocate staff from leased private office space onto the 31<sup>st</sup> and N street campus.

The following is a description of the projects and phases recommended by the Master Plan. Larger versions of the concept diagrams can be found in Section C, beginning on page 31.

#### **HEALTH DEPARTMENT ADDITION & RENOVATION**

Recommendations for the Health Department campus include construction of a 31,900 GSF addition to the existing facility at 31<sup>st</sup> & N Streets and modest renovation, estimated at approximately 10,000 NSF, in the existing building. The Master Plan also recommends relocating Lancaster County Emergency Management (but not Emergency Communications/911 Center) the basement/lower level of the link connecting the addition to the existing building.

- ❖ Proposed Timeframe: 2003-2004
- ❖ Estimated Cost: \$6,737,300
- ❖ Departments Affected: City/County Health, County Emergency Management

**CORE CAMPUS (Government Building, Justice Center)**

**PHASE 1:**

**Partial remodel of the 1<sup>st</sup> floor Government Building**

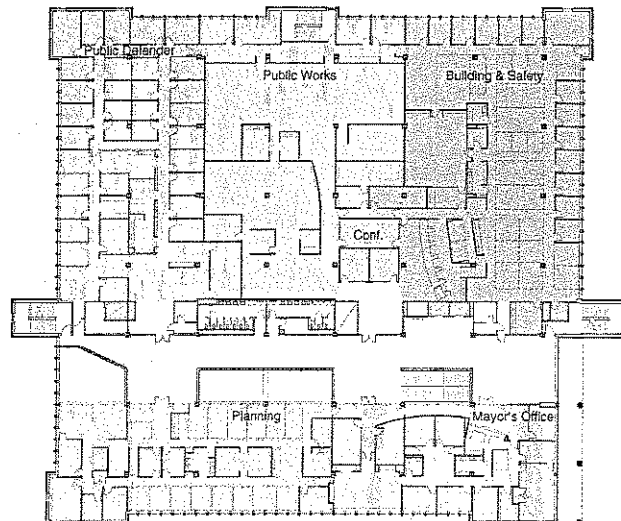
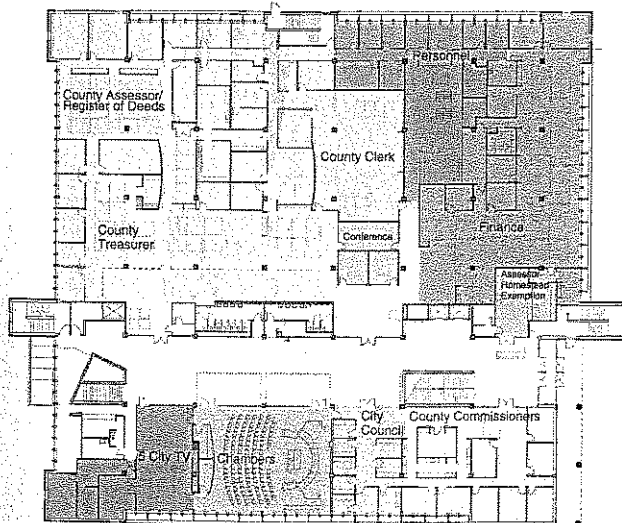
Phase 1 consists of minor interior remodeling on the 1<sup>st</sup> floor of the Government Building to accommodate the merger of County Assessor and County Register of Deeds. This will involve a swap of Register of Deeds and County Clerk locations and conversion of the Personal Property/Homestead Exemption space to a security office and additional City Finance space. Phase 1 recommendations also include construction of two additional offices for the County Treasurer (west wall). The City-County Personnel Department has also requested relocating six staff from the 2<sup>nd</sup> floor down to the existing 1<sup>st</sup> floor office space. The 2<sup>nd</sup> floor Personnel space would be absorbed by the Public Defender's office.

- ❖ Proposed Timeframe: 2003
- ❖ Estimated Cost: \$162,000
- ❖ Departments Affected: County Assessor, County Register of Deeds, County Clerk, County Treasurer, City/County Personnel, City Finance, Public Defender

**Phase 1 Concept Diagrams: Government Building**

*1<sup>st</sup> floor*

*2<sup>nd</sup> floor*



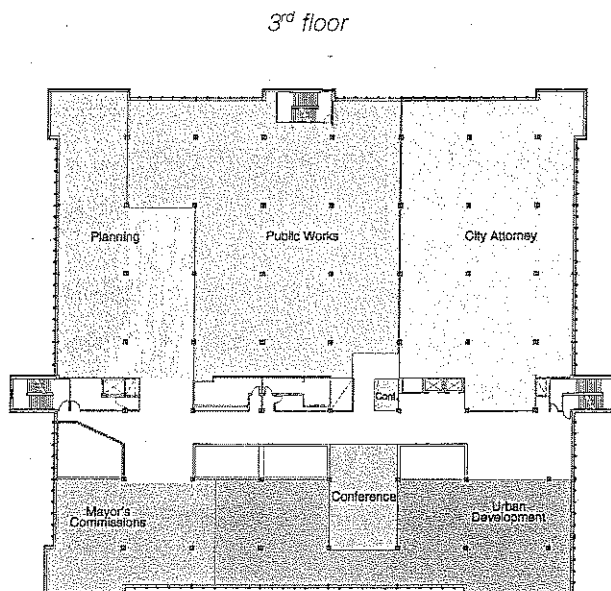
**PHASE 2:**

**Complete 3<sup>rd</sup> floor tenant finish in the Government Building**

The Government Building was planned and constructed with an unfinished 3<sup>rd</sup> floor to accommodate the future space needs of county-city departments. The 3<sup>rd</sup> floor is comprised of 44,700 GSF with approximately 34,700 NSF available for tenant occupancy. This plan recommends tenant finish of the 3<sup>rd</sup> floor in Phase 2 to accommodate relocation of five departments: Planning, Public Works and City Law on the north side, and Urban Development and the Mayor's Commission on the south side. Large and small conference rooms will be also provided on the 3<sup>rd</sup> floor.

- ❖ Proposed Timeframe: 2004-2006
- ❖ Estimated Cost: \$3,420,700
- ❖ Departments Affected: City-County Planning, City Public Works & Utilities, City Law, Mayor's Commissions, City Urban Development

**Phase 2 Concept Diagram: Government Building**



**PHASE 3:**

**Remodel 1<sup>st</sup> & 2<sup>nd</sup> floors Government Building and 4<sup>th</sup> floor Justice & Law Enforcement Center**

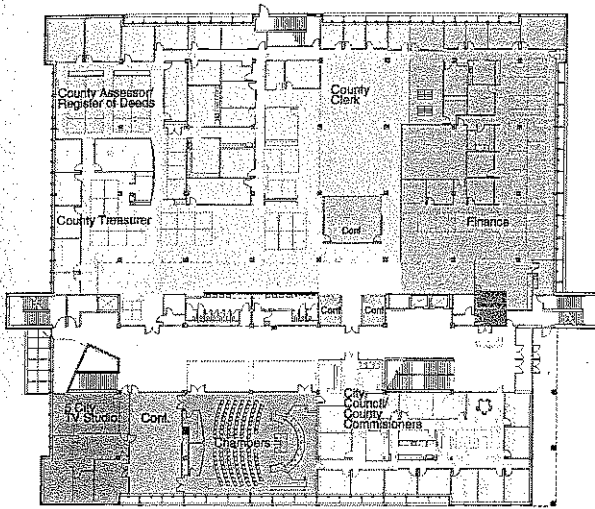
Phase 3 will complete the remodeling of the 1<sup>st</sup> and 2<sup>nd</sup> floors of the Government Building. Space created by the relocation of departments to the 3<sup>rd</sup> floor will allow for expanded City Council and County Commissioner's offices on the first floor as well as consolidation of Personnel and expansion of Public Defender on second floor. Other recommendations include a dedicated 5City-TV broadcast studio in the former food service area and expanded County Clerk and City Finance departments on 1<sup>st</sup> floor. Second floor recommendations include consolidating the Personnel Department and expanding Building & Safety on the north side. Recommendations for the south side of 2<sup>nd</sup> floor involve expansion of the County Public Defender and Mayor/CIC spaces along with relocating County Human Services back from the former Election Commission building. Food service can be relocated to the lower level and current seating capacity maintained by utilizing both the lower level and 1<sup>st</sup> floor.

Minor modifications to the Justice & Law Enforcement center are also recommended in this phase. Juvenile Probation would be relocated to the 4<sup>th</sup> floor adjacent Juvenile Court allowing portions of Adult Probation (Adult Drug Court, Presentence Unit and Administration) to relocate to the former Juvenile Probation space on 2<sup>nd</sup> floor.

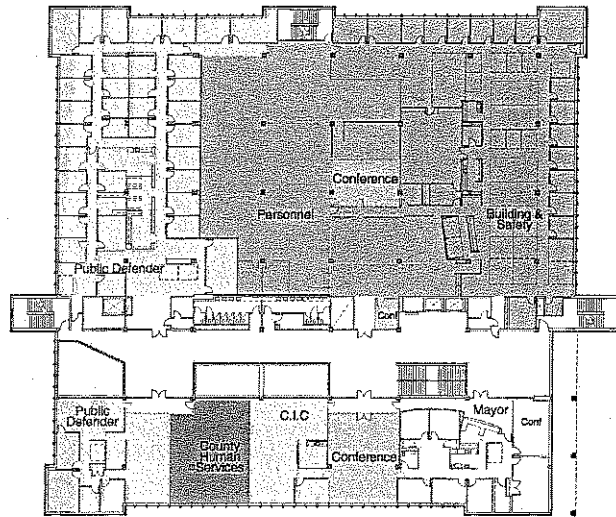
- ❖ Proposed Timeframe: 2007- 2009
- ❖ Estimated Cost: \$1,748,300
- ❖ Departments Affected: 5City-TV, City Council, County Commissioners, County Human Services, City Finance, City-County Personnel, City Building & Safety, County Clerk, Mayor's Office, County Public Defender, Juvenile Court, Juvenile Probation, City Emergency Communications/911, County Emergency Management, Adult Probation and food service

**Phase 3 Concept Diagrams: Government Building**

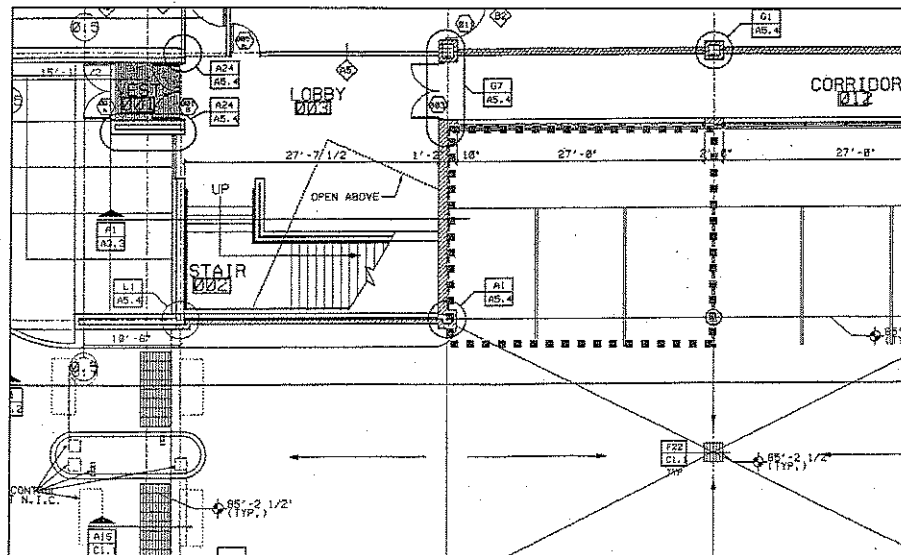
*1<sup>st</sup> floor*



*2<sup>nd</sup> floor*

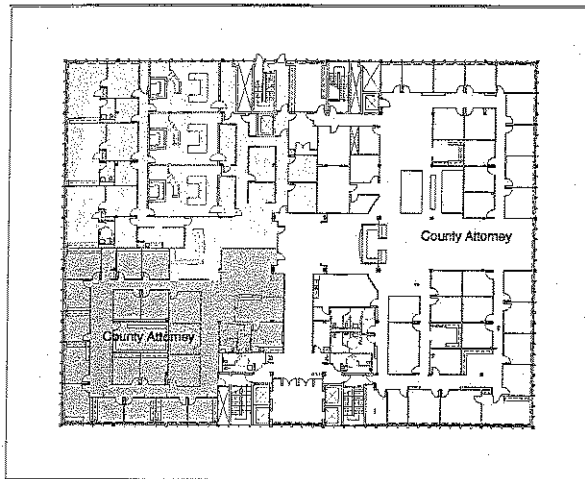


*lower level detail: Food Service relocation*

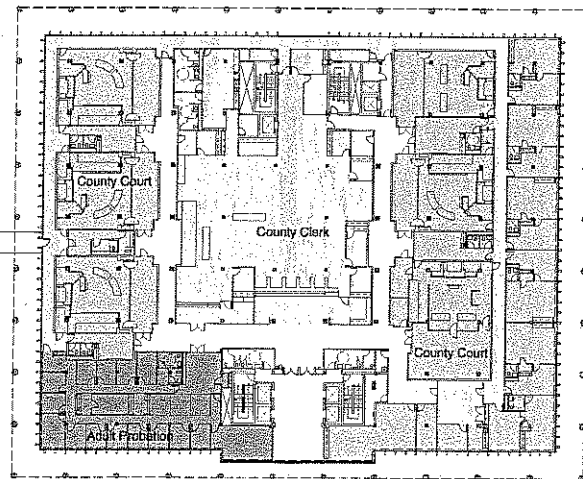


Phase 3 Concept Diagrams: Justice & Law Enforcement Center

4<sup>th</sup> floor



2<sup>nd</sup> floor





**PHASE 4:**

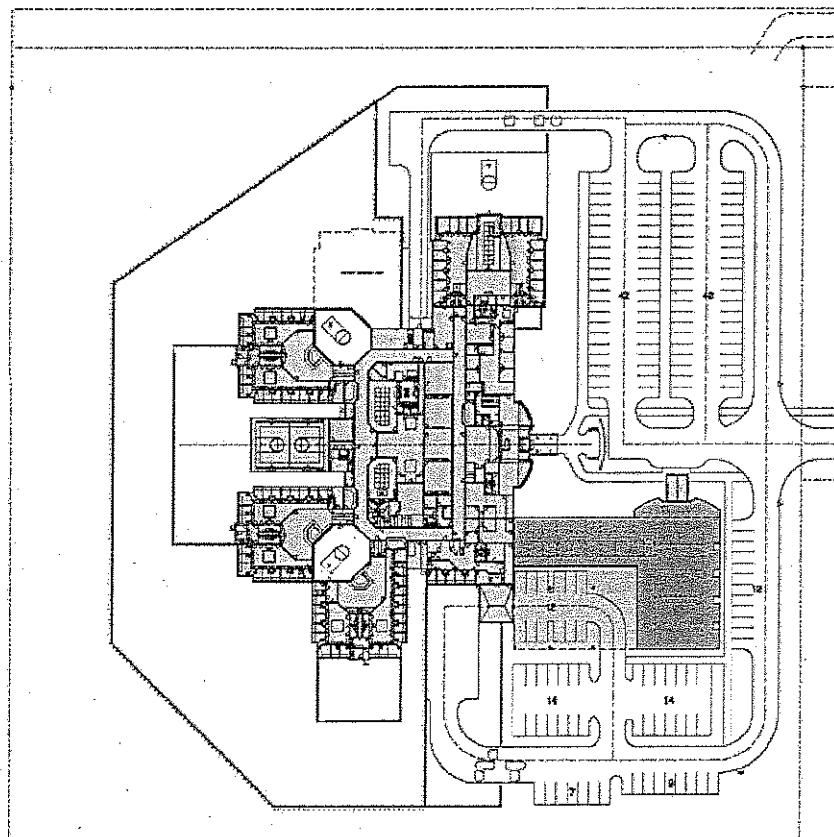
**Build Juvenile Justice Services Center Addition**

Phase 4 recommends addition of approximately 30,000 GSF to the existing Juvenile Detention Facility. This building was designed to accommodate future expansion for other components of the juvenile justice system including Juvenile Court and Juvenile Probation. Construction of the addition will also provide space for juvenile prosecutors and public defense attorneys.

- ❖ Proposed Timeframe: 2010-2012
- ❖ Estimated Cost: \$8,073,000
- ❖ Departments Affected: Juvenile Court, Juvenile Probation, County Attorney, County Public Defender

**Phase 4 Concept Diagram: Juvenile Justice Services Center Addition to Juvenile Detention Facility at 1200 Radcliff Road**

*Site plan*



**PHASE 5:**

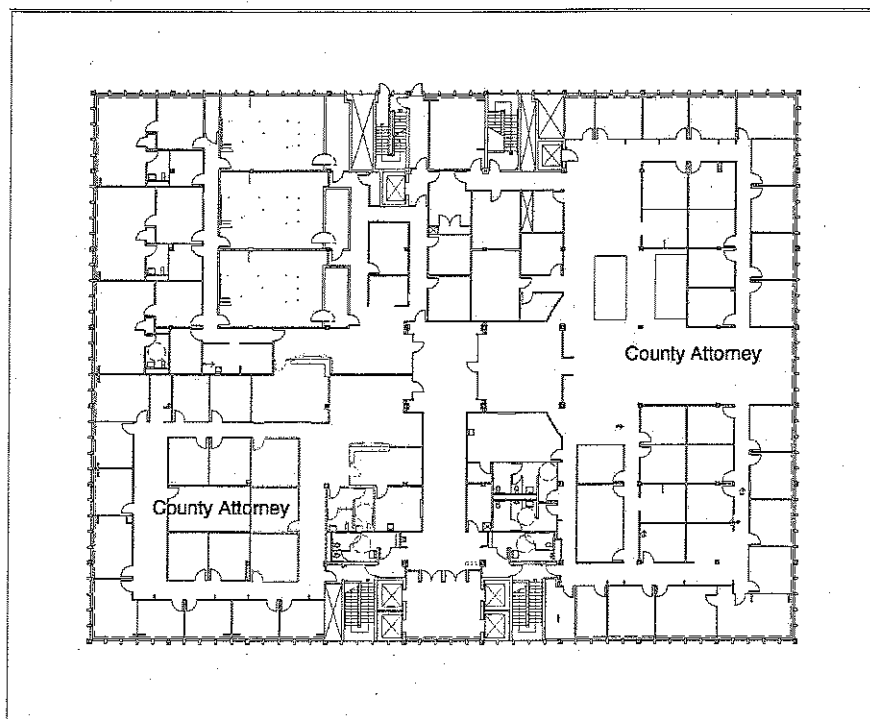
**Minor remodel 4<sup>th</sup> floor Justice & Law Enforcement Center**

The 5<sup>th</sup> phase of improvements recommended in this plan calls for expansion of the County Attorney Department on the 4<sup>th</sup> floor of the Justice & Law Enforcement Center. This department currently occupies the entire north side of the 4<sup>th</sup> floor and would expand to the south side in space made available by the relocation of Juvenile Court and Juvenile Probation to the proposed Juvenile Justice Service Center.

- ❖ Proposed Timeframe: 2012
- ❖ Estimated Cost: \$282,700
- ❖ Departments Affected: County Attorney

**Phase 5 Concept Diagram: Justice & Law Enforcement Center**

*4<sup>th</sup> floor*



**ESTIMATED COSTS**

Based on the phasing plan described above, the estimated costs to implement the Master Plan is \$20,424,000. It is anticipated that phases 1 and 5, which involve partial remodeling in the Government Building and Justice & Law Enforcement Center, would not require bonding. Improvements required to complete the 3<sup>rd</sup> floor tenant finish (phase 2) in the Government Building and subsequent minor remodeling on the 4<sup>th</sup> floor of the Justice & Law Enforcement Center, and 1<sup>st</sup> & 2<sup>nd</sup> floors of the Government Building (phase 3) could be combined into a single general revenue bond. Expansion and renovation of the existing Lincoln-Lancaster County Health Department facility located at 3140 N Street would likely require a separate revenue bond.

Cost information for each phase is illustrated in the table below. These costs are presented in both today's dollars and inflated costs relative to the projected timetable of each phase.

<i>Project Description</i>	<i>Construction Start</i>	<i>Years out</i>	<i>Today's Construction Cost (1)</i>	<i>Inflated Const. Cost (2)</i>
Partial Remodel 1st & 2nd Floor Government Building (Phase 1)	2003	0	\$162,000	\$162,000
Health Department - Addition & Renovation	2004	2	\$6,229,000	\$6,737,300
Complete 3rd Floor Government Building (Phase 2)	2006	4	\$2,924,000	\$3,420,700
Minor Remodel 4th Floor JLEC, 1st & 2nd Floors Gov Bldg. (Phase 3)	2007	5	\$1,437,000	\$1,748,300
Construct Juvenile Justice Services Center (Phase 4)	2011	9	\$5,672,000	\$8,073,000
Minor Remodel 4th Floor Justice & Law Enforcement (Phase 5)	2012	10	\$191,000	\$282,700
<b>TOTAL CONSTRUCTION COSTS</b>			<b>\$16,615,000</b>	<b>\$20,424,000</b>

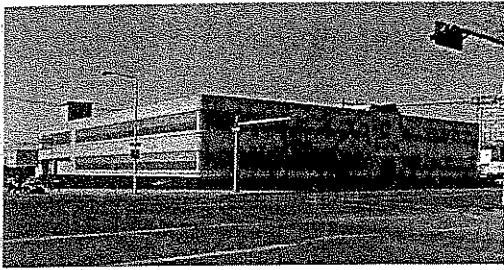
**Notes:**

- (1) Construction costs include professional fees and site development; costs exclude furnishings, equipment,
- (2) Inflated costs based on an assumed annual inflation rate of 4%

**4. Long Range Planning Considerations: After 2012**

The Public Building Commission requested that the planning team develop some long range planning considerations beyond the ten-year planning period in order to provide a broader context for evaluating alternatives for the 2002 Master Plan. (Space needs projections, however, were not extended beyond ten years.) The following long range planning considerations were offered specifically to assist the Public Building Commission in making long term decisions regarding the use and development of three properties – 233 Building at 233 No. 10<sup>th</sup> Street, the expansion site north of the new parking deck being constructed on Block 101, and Trabert Hall on the South Street campus.

- ❖ **Long Range Planning Consideration #1:** Facilitate redevelopment of 233 Building property by public or private sector for highest and best use.
- ❖ **Long Range Planning Consideration #2:** Facilitate redevelopment of Trabert Hall by public or private sector, possibly for senior housing
- ❖ **Long Range Planning Consideration #3:** Build Adult Justice Services Building and parking deck expansion on Block 101

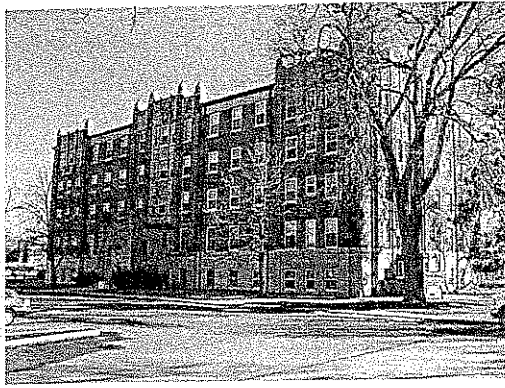


**Long Range Planning Consideration #1:  
Facilitate redevelopment of 233 Building  
property by public or private sector for  
highest and best use.**

The 233 Building was the home of the Lincoln Police Department prior to their move into the Justice and Law Enforcement Center. Since

then, it has been the home of Information Services which maintains the county/city's fiber optic network hub. It also houses overflow office space for county and city agencies (Risk Management) and office space that is leased to the State of Nebraska.

Due to recent interior upgrades to the building for state tenants whose leases expire in 2006-2007, and the difficulty in relocating Information Services' infrastructure, the 2002 Master Plan does not recommend disposal of the building at this time. However, within the next decade or so, the Public Building Commission will be forced to take on a more extensive renovation of the building or make it available to the private sector for redevelopment. In our opinion, the property may, at some point in the future, have a higher and better use as part of a redevelopment district for retail, entertainment, or commercial use rather than as a long term government office building. A study should be conducted to assess the property's long term options for preservation, redevelopment, and utilization, as well as the cost and feasibility of relocating Information Services. In the meantime, extensive renovation beyond what is necessary to stabilize the building should be deferred.



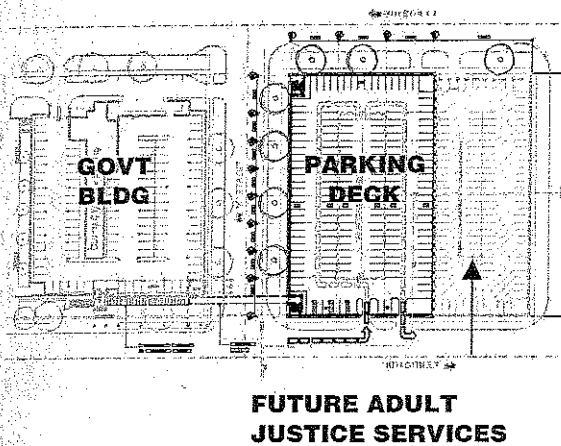
**Long Range Planning Consideration #2:  
Facilitate redevelopment of Trabert Hall  
by public or private sector, possibly for  
senior housing**

Trabert Hall has a rich history and strong architectural presence on the County's South Street Campus. Over the last several decades, it has provided office and program space for many county and not-for-profit agencies

including the Lincoln Action Program, LOMR, Region V, Youth Services, and Family Services. It has also provided valuable swing space for agencies during construction projects, housing Juvenile Court and other various departments.

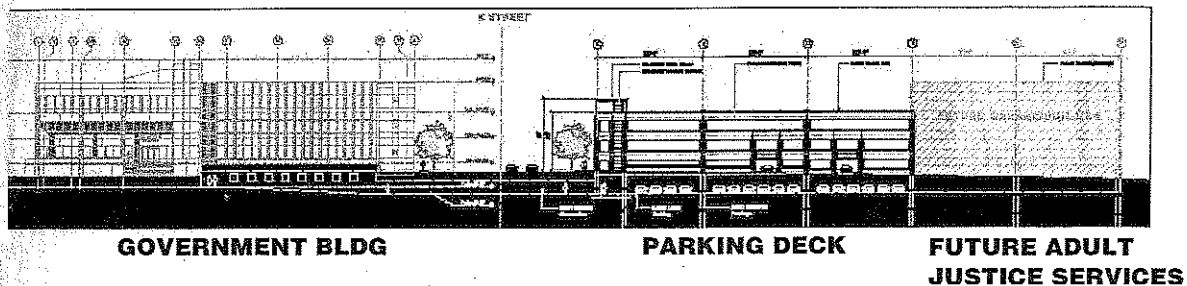
Originally built as a nurses' dormitory, Trabert Hall has never undergone an extensive upgrade or renovation to adapt the building from residential to government use. It does not comply with ADA standards and building systems fail to meet modern office standards (e.g. HVAC, technology, communications). While an adaptive reuse is structurally feasible, the building's low projected utilization by government does not currently justify the expenditure. In fact, it may be more cost effective to restore housing in Trabert Hall than renovate it for adaptive reuse. Likewise, the demand for housing may exceed the demand for government office space in that area of the city. Senior or assisted living housing may be particularly desirable as a complement to Lancaster Manor and St. Francis Chapel.

For these reasons, the Master Plan recommends continued use of Trabert Hall as swing space with no major reinvestment beyond that necessary to stabilize the building. Long range consideration should be given to exploring options and soliciting proposals for the long term preservation, redevelopment, and utilization of the building, including the possibility of public/private partnership projects for meeting community housing needs.



**Long Range Planning Consideration #3:  
Build Adult Justice Services Building  
and parking deck expansion**

At some point in the long term future, it is possible that the Government Building, Jail, or Justice & Law Enforcement Center could be outgrown by its occupants as a result of additional judicial appointments, new departments, expanded programs, or population growth.



Because this possibility is considered beyond our planning period, the Master Plan does not attempt to speculate in what year this could occur or how much space will be needed. However, at the point in time when action is needed, the Master Plan recommends that consideration should be given to constructing a new building north of the Parking Deck (currently under construction on block 101) to house those adult justice-related departments that need to be near but not necessarily in the Justice & Law Enforcement Center. Maximum build-out potential is 144,000 GSF.

Potential adult justice services occupants include:

- ❖ County Attorney (including Child Custody)
- ❖ Public Defender
- ❖ Adult Probation
- ❖ City Attorney (Criminal Division)

Other potential occupants include:

- ❖ Information Services
- ❖ Purchasing



# CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director

Jon Carlson, Chair  
City-County Planning Commission

555 South 10th Street  
Suite 213  
Lincoln, Nebraska 68508  
402-441-7491  
fax: 402-441-6377

December 12, 2005

Brian Carstens  
Brian Carstens & Associates  
601 Old Cheney Rd. Suite "C"  
Lincoln, NE 68512

RE: Hartland Homes Southwest 5<sup>th</sup> Final Plat #05084 Generally  
located at West "A" St. and S.W. 27<sup>th</sup> St.

Dear Brian:

Hartland Homes Southwest 5<sup>th</sup> Addition generally located southwest of West "A" St. and S.W. 27<sup>th</sup> St. was approved by the Planning Director on December 12, 2005. The plat and the subdivision agreement must be recorded in the Register of Deeds. The fee is determined at \$.50 per **existing** lot and per **new** lot and \$20.00 per plat sheet for the plat, and \$.50 per **new** lot and \$5.00 per page for associated documents such as the subdivision agreement. If you have a question about the fees, please contact the Register of Deeds. Please make check payable to the Lancaster County Register of Deeds. The Register of Deeds requests a list of all new lots and blocks created by the plat be attached to the subdivision agreement so the agreement can be recorded on each new lot.

Pursuant to § 26.11.060(d) of the Lincoln Municipal Code, this approval may be appealed to the Planning Commission and any decision of the Planning Commission to the City Council by filing a letter of appeal within 14 days of the action being appealed. The plat will be recorded with the Register of Deeds after the appeal period has lapsed (date + 14 days), and the recording fee and signed subdivision agreement have been received.

Sincerely,

Tom Cajka  
Planner

CC: Duane Hartman  
City Council  
Dennis Bartels, Public Works & Utilities  
Terry Kathe, Building & Safety  
Sharon Theobald, Lincoln Electric  
File

Q:\Boilerplates\FP Approval.wpd

LINCOLN

The Community of Opportunity



Memorandum

COPY FOR  
YOUR INFORMATION

To: Lancaster County Board, Village and City officials, Seward County Board, Cities of Seward and Milford, Village of Pleasant Dale.

From: Lincoln/ Lancaster County Planning Department

Date: December 1<sup>st</sup>, 2005

Subject: Comprehensive Plan/Long Range Transportation Plan Update

The Lincoln Municipal Planning Organization, in coordination with Lincoln Public Works and Utilities, Lancaster County Engineers, and the Planning Department, would like to invite you to a meeting with Planning Department staff on December 20<sup>th</sup> at the City/County Building, 555 S. 10<sup>th</sup>, Room 113, City Council/County Board Chambers, from 3:30 to 5:00 pm, specifically to inform, and gain input from, Lancaster County communities, and Seward County as part of our Metropolitan Services Area. Additional meetings have been scheduled by the Engineering Services Division of Lincoln Public Works & Utilities during the first two weeks of December (see attached map with dates, times, and places) and you are also welcome to attend any of those meetings.

These meetings will focus on gaining community input into what citizens would like to see covered in the Comprehensive Plan/Long Range Transportation Plan (CP/LRTP) Update. The plan looks out to the year 2030 and will emphasize the increased transportation needs of the county anticipated as a result of growth, focusing on all areas of the transportation system and modifications that will be needed.

The format of the meeting to be held on December 20<sup>th</sup> will include an explanation of the process in which we are involved, short presentations on the major items outlined in the Long Range Transportation Plan, question and answer session, and an opportunity for participants to review maps and other materials. Comments will be elicited to gain feedback on what the participants feel are the most important transportation issues in each of the major areas of the LRTP. There will also be a presentation of data gathered during the Planning Department's survey of Lancaster County municipalities conducted this past summer.

Other state and local agencies involved in the process include the Lancaster County Engineers office, StarTran, Lincoln/Lancaster County Health Department, the Lincoln Airport, Nebraska Department of Roads, Federal Highway Administration and other Public Works employees.

The Planning Department would like to invite all County Board, Village Board, City Council, Village and City Clerks, Zoning Administrators, County/Community Engineers, or any other representatives or designees that would be interested in Long Range Transportation issues to attend any of the meetings listed on the attached map, or to attend the special meeting for County communities on December 20<sup>th</sup>.

---

## **Comprehensive Plan/ Long Range Transportation Plan Update**

### **Communities Meeting**

**Date:** Tuesday, December 20<sup>th</sup>, 2005

**Time:** 3:30 - 5:00 pm

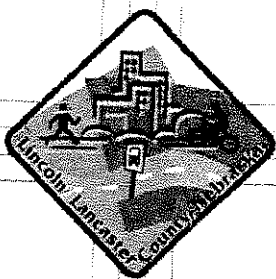
**Place:** Room 113  
City/County Building  
555 S. 10<sup>th</sup> St.  
Lincoln, NE

**Park in the garage to the north of the building and receive a coupon for free parking.**

---

For further information contact:

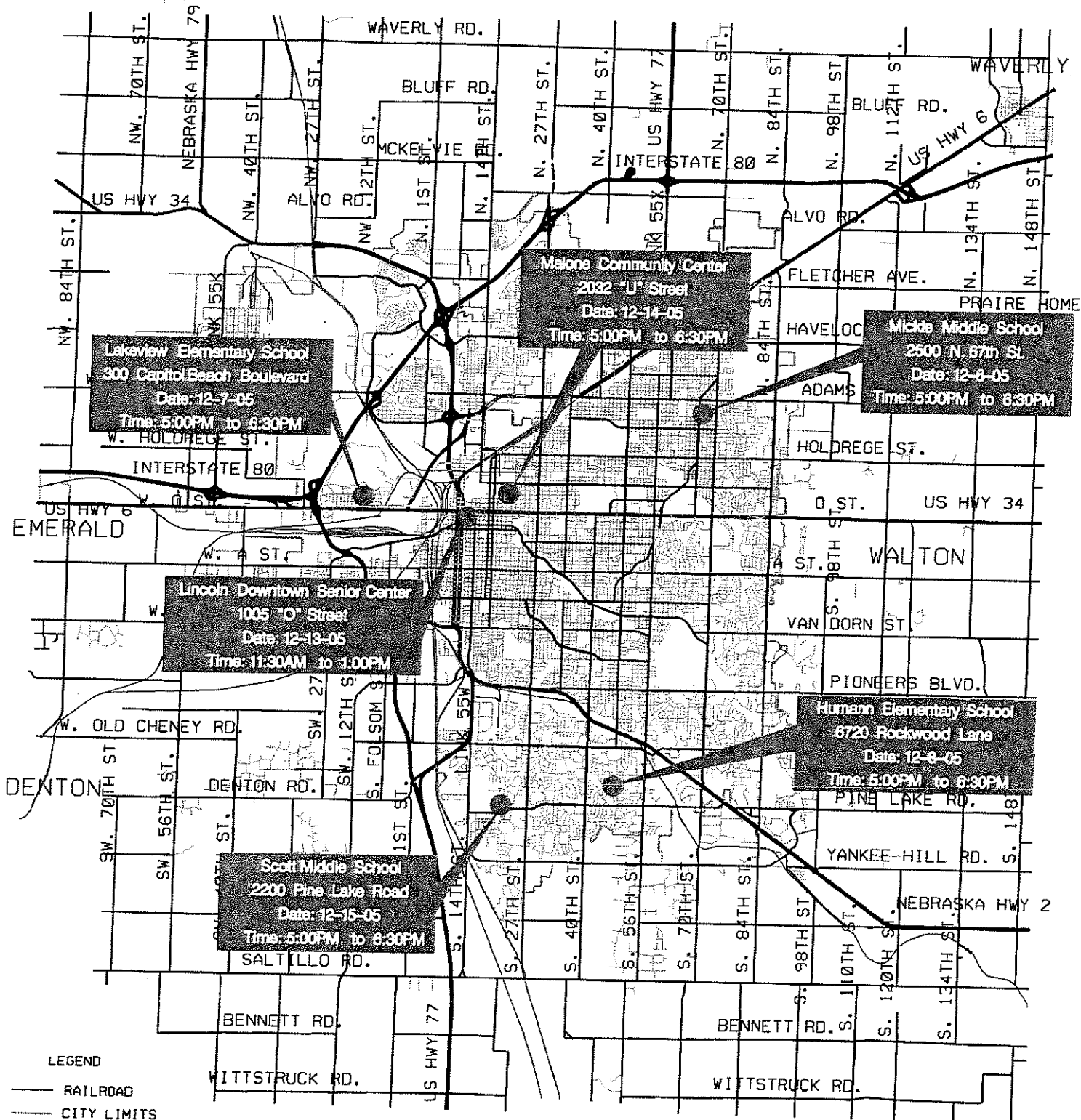
Sara Hartzell, 441-6372  
Mike DeKalb, 441-6370  
Steve Henrichsen, 441-6374



# PUBLIC OPEN HOUSE LOCATIONS

## 2030 Long Range Transportation Plan Update

Dates: December 6th, 7th, 8th, 13th, 14th and 15th, 2005





# CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

[lincoln.ne.gov](http://lincoln.ne.gov)

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director

Jon Carlson, Chair  
City-County Planning Commission

555 South 10th Street  
Suite 213  
Lincoln, Nebraska 68508  
402-441-7491  
fax: 402-441-6377

December 14, 2005

Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

RE: Long View Estates 1<sup>st</sup> Final Plat #05054 Generally located at  
West High Ridge Rd. and S.W. 47<sup>th</sup> St.

Dear Michael:

Long View Estates 1<sup>st</sup> Addition generally located northwest of West Van Dorn St. and S.W. 40<sup>th</sup> St. was approved by the Planning Director on December 14, 2005. The plat and the subdivision agreement must be recorded in the Register of Deeds. The fee is determined at \$.50 per **existing** lot and per **new** lot and \$20.00 per plat sheet for the plat, and \$.50 per **new** lot and \$5.00 per page for associated documents such as the subdivision agreement. If you have a question about the fees, please contact the Register of Deeds. Please make check payable to the Lancaster County Register of Deeds. The Register of Deeds requests a list of all new lots and blocks created by the plat be attached to the subdivision agreement so the agreement can be recorded on each new lot.

Pursuant to § 26.11.060(d) of the Lincoln Municipal Code, this approval may be appealed to the Planning Commission and any decision of the Planning Commission to the City Council by filing a letter of appeal within 14 days of the action being appealed. The plat will be recorded with the Register of Deeds after the appeal period has lapsed (date + 14 days), and the recording fee and signed subdivision agreement have been received.

Sincerely,

Tom Cajka  
Planner

CC: Hub Hall  
City Council  
Dennis Bartels, Public Works & Utilities  
Terry Kathe, Building & Safety  
Sharon Theobald, Lincoln Electric  
File

Q:\Boilerplates\FP Approval.wpd

**PLANNING COMMISSION FINAL ACTION**  
**NOTIFICATION**

**TO :** Mayor Coleen Seng  
Lincoln City Council

**FROM :** Jean Walker, Planning

**DATE :** December 14, 2005

**RE :** **Special Permit No. 05056**  
(Temporary concrete crusher - 3900 Industrial Drive)  
**Resolution No. PC-00970**

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, December 7, 2005:

Motion made by Strand, seconded by Pearson, to approve **Special Permit No. 05056**, with conditions, as amended, requested by Sanford & Son, LLC, for authority to operate a concrete crusher to recycle concrete and asphalt on a temporary basis, on property generally located at 3900 Industrial Drive.

Motion for conditional approval, as amended, carried 8-0 (Carroll, Esseks, Larson, Sunderman, Strand, Taylor, Pearson and Carlson voting 'yes'; Krieser absent).

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

**Attachment**

cc: Building & Safety  
Rick Peo, City Attorney  
Public Works  
Sanford & Son, LLC, c/o Bob Lewis, 3801 Union Drive, Suite 102, 68516  
Rob Hackwith, Landon's Neighborhood Assn., 4210 N. 23<sup>rd</sup> Street, 68521  
Carol Brown, 2201 Elba Circle, 68521  
J. Michael Rierden, 645 M Street, Suite 200, 68508  
J.R. Brown, Operation Iraqi Freedom 2005-2006, Iraq  
<[jrbrown3@hotmail.com](mailto:jrbrown3@hotmail.com)>  
General Dynamics, 4300 Industrial Avenue, 68504

---

RESOLUTION NO. PC- 00970

SPECIAL PERMIT NO. 05056

1               WHEREAS, Sanford & Son, LLC has submitted an application designated as  
2       Special Permit No. 05056 to operate a concrete crusher to recycle concrete and asphalt on a  
3       temporary basis and to rescind the existing Special Permit 212, on property generally located at  
4       3900 N. Industrial Dr. and legally described as:

5               Lot 2, Northwestern Metal Addition, Lincoln, Lancaster County,  
6               Nebraska;

7               WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a  
8       public hearing on said application; and

9               WHEREAS, the community as a whole, the surrounding neighborhood, and the  
10      real property adjacent to the area included within the site plan for this concrete crusher  
11      operation will not be adversely affected by granting such a permit; and

12              WHEREAS, said site plan together with the terms and conditions hereinafter set  
13      forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and  
14      purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and  
15      general welfare.

16              NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County  
17      Planning Commission of Lincoln, Nebraska:

18              That the application of Sanford & Son, LLC, hereinafter referred to as  
19      "Permittee", to operate a concrete crusher to recycle concrete and asphalt on a temporary basis

1 and to rescind the existing Special Permit 212 be and the same is hereby granted under the  
2 provisions of Section 27.63.290 of the Lincoln Municipal Code upon condition that said  
3 operation be in strict compliance with said application, the site plan, and the following additional  
4 express terms, conditions, and requirements:

5 1. This permit approves a rock crusher to recycle concrete and asphalt from  
6 December 1, 2005 to March 1, 2006, at which time this temporary special permit shall  
7 automatically expire and all materials shall be removed by that date. The Permittee must  
8 identify the location of the rock crusher on the site plan and the rock crusher must be a  
9 minimum of 200' from the boundary of the site as required by the Health Department.

10 2. Special Permit #212 is hereby rescinded on that portion of the property being  
11 used for rock crushing under this special permit. The specific legal description for that portion of  
12 Special Permit No. 212 which is being rescinded shall be submitted to the Planning Department  
13 for its review and approval.

14 3. Before operating the rock crusher the owner/operator of the rock crushing  
15 equipment must provide to the Building and Safety Department an air quality construction permit  
16 for this equipment from the Nebraska Department of Environmental Quality.

17 4. The rock crusher must, at all times, be in compliance with the Lincoln-Lancaster  
18 County Air Pollution Regulations and Standards (LLCAPCPRS) Section 32-Dust-Duty to  
19 Prevent Escape of Dust and Chapter 8.06 of the Lincoln Municipal Code.

20 5. The rock crushing operations must, at all times, be located a minimum of 200'  
21 from the boundary of the site.

22 6. The Permittee must provide or cause the owner/operator of the rock crusher to  
23 provide notice of relocation of the portable equipment to the Lincoln/Lancaster County Health  
24 Department, in accordance with Article 2, Section 10 of the LLCAPCPRS, 20 days prior to the  
25 date of relocation.

1           7.       The portable rock crushing equipment must meet all applicable federal, state,  
2           and local air quality emissions regulations.

3           8.       A floodplain development permit shall be obtained by the Permittee, owner or  
4           operator. This permit shall stipulate that no additional materials shall be imported to the site  
5           and shall state that the permit only allows for the crushing and/or removal of the existing  
6           materials.

7           9.       Any construction or grade changes in LES transmission line easement corridors  
8           are subject to LES approval and must be in accordance with LES design and safety standards.  
9           Landscaping material selections within easement corridors shall follow established guidelines to  
10          maintain clearance from utility facilities.

11          10.      The NDEQ or other appropriate City/County agency must inspect the site to  
12          insure proper clean-up has taken place on or before expiration of this special permit and before  
13          the issuance of any building permits for further development of the property.

14          11.      Prior to the operation of any concrete crushing under this temporary special  
15          permit, the Permittee shall obtain a written letter of approval from General Dynamics indicating  
16          that the operations of General Dynamics will not be compromised by this temporary special  
17          permit and that General Dynamics is in agreement with this temporary special permit.

18          12.      The crushing operator shall notify the City-County Health Department on the  
19          days that the crusher is to be in operation.

20          13.      The site plan approved by this permit shall be the basis for all interpretations of  
21          setbacks, yards, locations of buildings, location of parking and circulation elements, and similar  
22          matters.

23          14.      This resolution's terms, conditions, and requirements bind and obligate the  
24          Permittee, its successors and assigns.

25          15.      The applicant shall sign and return the letter of acceptance to the City Clerk  
26          within 30 days following the approval of the special permit. The clerk shall file a copy of the



1 resolution approving the special permit and the letter of acceptance with the Register of Deeds,  
2 filling fees therefor to be paid in advance by the applicant.

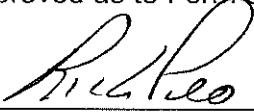
3 The foregoing Resolution was approved by the Lincoln City-Lancaster County  
4 Planning Commission on this 7<sup>th</sup> day of December, 2005.

ATTEST:

*/S/ Original signed by  
Jon Carlson*

\_\_\_\_\_  
Chair

Approved as to Form & Legality:

  
\_\_\_\_\_  
Chief Assistant City Attorney



# NEWS RELEASE

MAYOR COLEEN J. SENG

[www.ci.lincoln.ne.us](http://www.ci.lincoln.ne.us)

Lincoln-Lancaster Women's Commission 440 S. 8th St., Ste. 100 Lincoln NE 68508-2294 402/441-7716 FAX 402/441-6824

FOR IMMEDIATE RELEASE:

Dec.13, 2005

FOR MORE INFORMATION:

Lisa Kopecky, 486-8519

Bonnie Coffey, 441-8695

## **RETURN TO WORK/SCHOOL AND BREASTFEED YOUR BABY**

*Workshops educate and promote women returning to work/school as nursing mothers*

Breastfeeding: Healthy Kids 2010, Medela and the Lincoln-Lancaster Women's Commission (LLWC) are cosponsoring educational workshops for women who are planning to return to their job or school schedules as a nursing mother.

The program teaches new and expecting mothers why breastfeeding is important for newborns and working moms. Program highlights include teaching nursing mothers how to be successful through information, resources and support that's available from community agencies and other nursing women currently in the work force or attending school.

Open to nursing mothers free of charge, the workshops will be held at the following times and locations:

- A light luncheon will be served at the workshop scheduled for Saturday, Jan. 28, 2006, from 9-11:30 a.m. at Milkworks, 5930 S. 58<sup>th</sup> St., Ste. W, Lincoln, NE. Call 423-6402 to make reservations.
- A light breakfast will be served at the workshop set for Saturday, April 8, 2006, from 9-11:30 a.m. at BryanLGH East Plaza, 1600 S. 48<sup>th</sup> St., Lincoln, NE. Call 481-3328 for reservations.
- A light breakfast will be served at the workshop set for Saturday, August 5, 2006, from 9-11:30 a.m. at St. Elizabeth Regional Medical Center, 555 S.70th St., Lincoln, NE. Call 219-8000 for reservations.

Join other expectant or new mothers and learn why breastfeeding is important for working moms, gather tips from women who are making it happen, see how breast pumps work and find out where to get help.

Human Resource directors or those interested in corporate lactation programs is welcome to attend. There will be free drawings for nursing-related prizes and baby gifts. For more information, contact the Lincoln-Lancaster Women's Commission, 441-7716.



# NEWS RELEASE

MAYOR COLEEN J. SENG

[lincoln.ne.gov](http://lincoln.ne.gov)



LLWC Ž 440 S. 8<sup>th</sup> St., Ste. 100 Ž Lincoln NE 68508 Ž (402) 441-7716

FOR IMMEDIATE RELEASE:  
FOR MORE INFORMATION:

December 13, 2005  
Bonnie Coffey, director, 402/441-8695

## **MOVIES ARE FOR MOMMIES - AND DADDIES, TOO!**

*Lincoln-Lancaster Women's Commission coordinates discount movie program for parents of small children.*

Parents, grandparents and caregivers of small children need to take a break, pack the kids up and go to the show.

That's the philosophy behind a new community program called, "*My Movies for Mommies (And Daddies Too!)*".

A new program cosponsored by Bryan LGH Medical Center, Douglas Theatre Company, My 106.3 FM Radio and the Lincoln-Lancaster Women's Commission, the discount movie passes are available to parents, grandparents or caregivers with small children, ages 0-3 years.

The first-run presentation is scheduled for 10 a.m. on Wednesday, January 18, 2006, at the SouthPointe Cinema, 27<sup>th</sup> & Pine Lake St., in Lincoln, NE. Admission is \$3 for parents/grandparents who bring their child to the theater, limit two tickets. Stroller parking is provided.

Movies are suited for mature audiences and children ages four and up are not admitted. Doors open at 9:45 a.m. with door prize drawings and a brief educational presentation. The theater will provide soft house lighting and lower soundtrack noise during the show.

Show times are the third Wednesday of every other month. Future 2006 showings for "*My Movies for Mommies (And Daddies Too!)*" are set for March 15, May 17, July 19 and September 20, 2006. For more information, contact the Lincoln-Lancaster Women's Commission at 441-7716.

**Tammy J Grammer/Notes**

12/12/2005 10:19 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: Council Agenda

----- Forwarded by Tammy J Grammer/Notes on 12/12/2005 10:21 AM -----



**"Darlene Stalder"**

**<dstalder@neb.rr.com>**

12/12/2005 10:18 AM

To <council@lincoln.ne.gov>

cc

Subject Council Agenda

How about speed bumps to keep vehicles from cutting through business lots to avoid congestion? The cost could be assessed to the business owner since it would be to his advantage to keep non-customers out.

Using common left turns lanes as passing lanes.

I'll bet I could put 5 signs along a street at various distances and very few could pick out the one 150 feet away from a fixed point. Why create a problem where none seems to exist? Find a way to solve the problems where they exist at some schools.

It seems a waste of the council's time to take up time that could be used for more important things..

My wife will save 4 miles round trip to the new Wal-Mart. Big deal. At least it will be close for the residents of Fairview cemetery. My wife is going to trade our lots at Memorial Park for lots at Fairview to be within walking distance of Wal-Mart.

Charles "Pete" Stalder  
1810 No 63 rd

**Tammy J Grammer/Notes**

12/12/2005 12:47 PM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: New Design Standards-Stevens Creek Inspired

----- Forwarded by Tammy J Grammer/Notes on 12/12/2005 12:50 PM -----



**"Peter Katt"**

**<LawKatt@Pierson-Law.com>**

12/12/2005 11:03 AM

To "City Council" <council@ci.lincoln.ne.us>

cc

Subject New Design Standards-Stevens Creek Inspired

For your consideration as a part of the additional new flood regulations. Time is money!

-----Original Message-----

From: NTooze@ci.lincoln.ne.us [mailto:NTooze@ci.lincoln.ne.us]

Sent: Friday, December 09, 2005 5:26 PM

To: Peter Katt

Subject: RE: New Design Standards-Stevens Creek Inspired

Peter, we met regarding these standards today. They are not ready. We are hoping to make a draft available for review in the February timeframe.

To <NTooze@ci.lincoln.ne.us> 12/08/2005 10:34  
cc <bhiggins@ci.lincoln.ne.us>  
Subject RE: New Design Standards-Stevens Creek Inspired

Nicole:

It is nearly year end. Are they ready?

Peter

-----Original Message-----

From: NTooze@ci.lincoln.ne.us [mailto:NTooze@ci.lincoln.ne.us]

Sent: Monday, August 22, 2005 10:34 AM

To: Peter Katt

Cc: bhiggins@ci.lincoln.ne.us

Subject: RE: New Design Standards-Stevens Creek Inspired

Peter, we are working to have the standards available for review prior to the end of the calendar year. We will be utilizing the recommendations outlined in Section 7 of the Stevens Creek master plan in drafting the revised standards, so the MP would be a good reference in the meantime.

Nicole.

Nicole:

It has been over two weeks. I assume you have had your meeting.  
What is the timeframe looking like? Will they be ready for prime time and able to be used with Prairie Village North-Murdock Trail issues?

Peter

-----Original Message-----

From: NTooze@ci.lincoln.ne.us [mailto:NTooze@ci.lincoln.ne.us]  
Sent: Wednesday, August 03, 2005 1:10 PM  
To: Peter Katt  
Cc: bhiggins@ci.lincoln.ne.us; ntooze@ci.lincoln.ne.us  
Subject: Re: New Design Standards-Stevens Creek Inspired

Peter, we have time scheduled to discuss the status of the standards recommended by the Master Plan late next week. I will get back to you after we meet regarding the status and timeframe for public review.

Nicole:

I had a reminder come up to check on the status of design standard promulgation relating to the new watershed standards created by the Stevens Creek Watershed master plan. What is the status of those efforts? When will they be available for public review?

Peter W. Katt  
Pierson, Fitchett, Hunzeker, Blake & Katt  
1045 Lincoln Mall  
P.O. Box 95109  
Lincoln, NE 68509  
Phone: 402-476-7621  
Fax: 402-476-7465  
E-Mail lawkatt@pierson-law.com

=====  
This message contains information which may be confidential and privileged.

Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete the message. Thank you.

=====

Tammy J Grammer/Notes  
12/12/2005 12:49 PM

To CouncilPacket/Notes@Notes  
cc  
bcc  
Subject Fw: The WalMart issue

----- Forwarded by Tammy J Grammer/Notes on 12/12/2005 12:51 PM -----



"John Robbins"  
<jorob@inebraska.com>  
12/12/2005 11:58 AM

To <council@ci.lincoln.ne.us>  
cc  
Subject The WalMart issue

Dear Council persons,

Bonnie and I definitely do not want to see another Wal-Mart in Lincoln, especially in our neighborhood of Northeast Lincoln.

- We don't want to see our smaller, friendlier local businesses in Havelock, Bethany, Meadow Lane, and University Place weakened. Stores like Wolf's Hardware, Russ's in Havelock (a local grocery store (then Food 4 Less) in Havelock which we fought for and got back in the 1970s), and numerous others will be further threatened. These family businesses have cared long term about Lincoln. Wal-Mart sees only a quick market for their out of state owners now. Our experience is that when one of these local businesses don't have something we want, they will order it. When we've asked a Wal-Mart sales-associate for something not on their shelves, we hear this: "Corporate has not approved it", or "It's out of season, wait till next year" or some such excuse for lack of caring about the customer.
- We don't want to degrade our community further with the additional traffic and lighting and noise we know from seeing it in other areas and community it will bring. We live on 70th street and it is increasingly difficult to access that street from our driveway now.
- We don't agree with the current concept that economic development for large outside corporations and for land developers is in the long term interest of Lincoln's average middle and low income citizens. The tax and land incentives don't help us who pay taxes but increases our burden despite what their lobbyists concoct.

- There IS a relationship between the decline of rural American communities local businesses and several Walton family members' wealth putting them in the top 10 billionaires. We don't need an economic development specialist paid by large corporations and developers to tell us that Wal-Mart is good for business and America. We are not bamboozled that easily because we can still read, figure, and see the results of unregulated megacorporation business and lobbying.

PLEASE vote to keep Wal-Mart out of Northeast Lincoln.

John and Bonnie Robbins

3333 North 70th Street

Lincoln, NE (residents of the community for 37 years)

464-3558





**L I N C O L N   E L E C T R I C   S Y S T E M**

December 12, 2005

Mayor Coleen Seng  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Lincoln City Council  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Subject: LES Board Consideration of a Rate Adjustment and Power Cost Adjustment

Dear Mayor Seng and Members of the Lincoln City Council:

As you know, a Power Cost Adjustment was the subject of an LES hearing on December 1, 2005.

As a result of the hearing, the Board's Budget and Rates Committee has changed the structure of the proposal and the revised recommendation will be an item on the Board's agenda this Friday, December 16.

For your information, I have enclosed the background material for the revised recommendation.

As you will see when you review the material, the Budget and Rates Committee has seriously considered and acted upon comments made at the Public Hearing on December 1. Some of the key changes are to split the revenue requirement between an across-the-board 4.5% change in base rates and 4.5% potentially being collected through the Power Cost Adjustment (PCA). The Committee is also recommending the transfer of \$2 million over what had been planned from the rate stabilization fund, which will take the balance in that account down to about \$1 million at the end of 2006.

If a change in rates is adopted by the LES Administrative Board on Friday, we will place it on your agenda for action at the earliest date.

Sincerely,

A handwritten signature in black ink, reading "Terry L. Bundy".

Terry L. Bundy, P.E.  
Administrator and CEO

E-mail:  
tbundy@ls.com

Phone #:  
(402)473-3392

FAX #:  
(402)475-9759

TLB:cls    Enclosure



L I N C O L N   E L E C T R I C   S Y S T E M

**LES ADMINISTRATIVE BOARD  
COMMITTEE REPORT & RECOMMENDATION**

<b>Date:</b>	December 12, 2005
<b>Committee:</b>	Budget and Rates
<b>Issue:</b>	Review of 12/1/05 Public Hearing on the Power Cost Adjustment Request
<b>Requested Action:</b>	Adopt the 2006 Base Rate Adjustment and Implement a Power Cost Adjustment

During the December 1, 2005 Public Hearing, in consideration of the LES proposed adoption of a Power Cost Adjustment (PCA), several items were raised by the public. The Budget and Rates Committee of the LES Administrative Board reviewed the public comments and gave further consideration to the following:

1. Greater communication including industry advisory councils.
2. Delay the PCA Implementation.
3. Increase and/or Add Services Fees.
4. Hedge gas Purchases and Purchase power to a greater extent.
5. Reduce Fixed Costs.
6. Develop Long Term Fixed Contracts for large industrial customers.
7. Levelize the percentage of allocated increases to all classes of customers.
8. Use more money from the rate stabilization fund.

The following is a summary of the Board Committee's consideration and recommendation of these topics.

***1. Greater Communication and industry advisory councils***

Some customers suggested that a power users council be developed and convened immediately to provide a forum for customers to interact with LES staff and stay apprised of LES activities. LES staff has begun the development of a Consumer Advisory Board Program. The first consumer advisory board group will consist of small business owners and managers. The first meeting is scheduled for January 12, 2006. An industrial consumer advisory board will be developed and implemented during 2006, although LES already has key account executives assigned to meet regularly with large industrial customers. The Committee supports additional communication with all classes of customers.

## ***2. Delay the implementation of a PCA***

LES must collect sufficient revenues during calendar year 2006 to pay its bills and meet its commitment to bondholders in order to maintain its financial integrity. It was noted that for every month of delay there is significant increase in the percentage of revenue to be collected in the remaining months of the year. The financial consequences far outweigh any value of delay. The Committee does not support this recommendation.

## ***3. Increase and/or Add Fees for services***

After discussions with the Lincoln City Council earlier this year, LES staff began an extensive survey and review of fee structures for services. The review includes the areas of customer accounting, customer consulting operations, special services and aid to construction for new service connections. The survey includes 76 individual services to benchmark against 65 utilities in the region and nationally. Staff expects to report the results and make a recommendation to the Board during the second quarter of 2006. The Committee recognizes that any changes in fees will not have a significant impact during 2006, but could be important in the long term. The Committee supports a comprehensive review of fees.

## ***4. Hedge natural gas purchases and purchased power to a greater extent***

LES has an active hedging plan today that addresses key cost variables, such as natural gas. The Committee does not support significant increases in gas hedging at today's high prices. Because of the changing electric market the Committee does see potential benefit in hedging wholesale purchased power and has requested that LES staff investigate and implement, where feasible, short and intermediate term power contracts.

## ***5. Reduce Fixed Costs***

The primary driver of the proposed rate increase is found in the \$35 million increase in power cost since the 2005 budget, \$13 million of which occurred after this year's hurricanes. It should be noted that the significance of the additional power cost far outweighs the ability of reducing fixed costs to have a meaningful impact. As a matter of note, other fixed costs represent \$43 million of a total LES authorization of \$279 million. Other fixed costs are up \$2.2 million, or 5% and \$500,000 of that is an increase in the payment in lieu of tax to local governmental entities. The Committee does not see any additional opportunity to reduce fixed costs to a meaningful degree.

## ***6. Develop Long Term Fixed Contracts for Large Industrial Customers***

The Committee has a number of concerns about utilizing long term contracts for one segment of customers while meeting a requirement that LES rates to all classes be fair, reasonable and non-discriminatory. Any such contracts would have to be at rates that could cover reasonable known and unforeseen situations. While the Committee has asked staff to investigate the extent to which other public power utilities utilize contracts with guaranteed rates with large customers and report back to the Committee, no action is contemplated at this time.

## ***7. Level the Percentage of Allocated Increases to All Classes of Customers***

Some customers at the public hearing stated that the Industrial class of customers was unfairly bearing a larger amount of the rate increase than other classes of customers. Some asked for a “fair” allocation and others said it should be the same percentage for each customer class.

The Committee recognized that the combined effect of the 2005 rate change and the proposed PCA does cause the dollar and percentage increases for high load factor customers to be greater than the other classes of customers. The Committee also recognized that the formulation of a PCA needs to be based on energy consumption.

As an alternative to having all of the cost recovery through a PCA the Committee reviewed a method developed by staff that recovers half of the needed amounts through a flat, 4.5% across the board change in base rates and the other half by a smaller PCA. As represented in chart 1 below, this would effectively “split the difference” between the original staff recommendation and public’s recommendation of leveling the percentage increase across all rate classes. Although this approach provides lower costs to the largest customers there was concern about a rate increase for the residential sector that would be higher than originally forecast. The Committee decided this could be handled by combining it with a revised approach to the Rate Stabilization Fund as described in the next item.

## ***8. Use additional amounts from the Rate Stabilization Fund***

The Committee reviewed the expected use of the rate stabilization fund during 2005 and the pros and cons of using more of the fund during 2006. The initial PCA recommendation proposed to use \$1 million in carryover from 2005 and an additional \$5 million in 2006, leaving a balance of \$3 million at the end of 2006. The recommendation of the Committee is to use an additional \$2 million in 2006 (or a total of \$8 million in 2006) to bring the ending balance down to \$1 million.

The combination of the recommendations from items 7 and 8 provides significantly lower rates for large customers while also reducing the impact for all other customer classes. The impact is illustrated in chart 2 below.

This final recommendation provides a benefit to every rate class, the most significant to the LPC class of nearly a reduction 3%. The Committee supports this recommendation.

Upon review and approval of this document by the Committee, staff is directed to communicate the proposed changes to customers in advance of the Board’s December 16<sup>th</sup> meeting.

Chart 1  
PCA OPTIONS

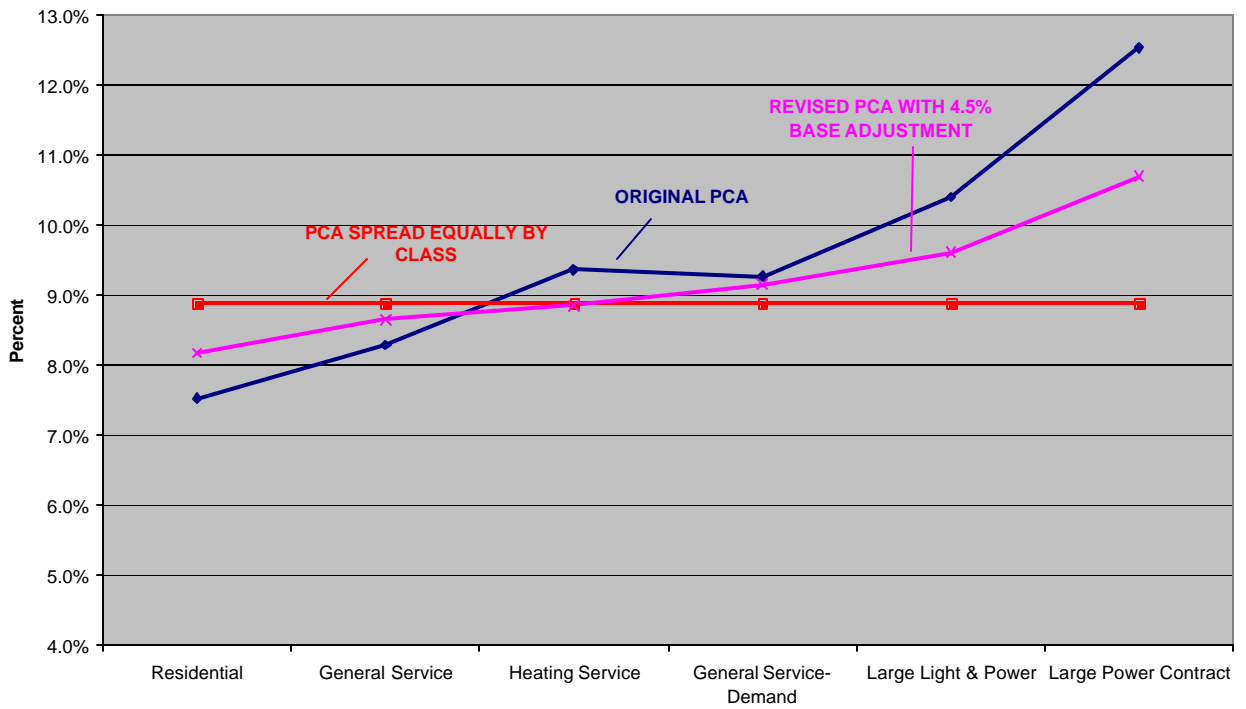
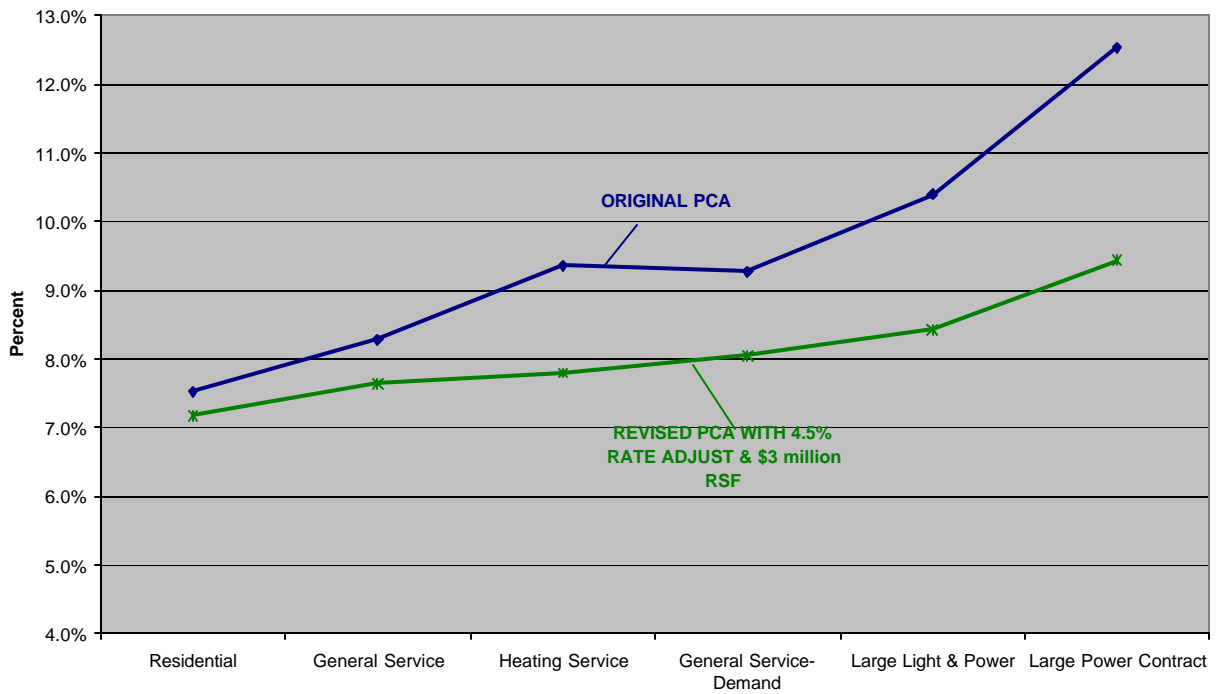


Chart 2  
PCA OPTIONS



**Tammy J Grammer/Notes**  
12/13/2005 10:29 AM

To CouncilPacket/Notes@Notes  
cc  
bcc  
Subject Fw: THE K Street Project

----- Forwarded by Tammy J Grammer/Notes on 12/13/2005 10:31 AM -----



**"pathenry"**  
<phenry@neb.rr.com>  
12/12/2005 05:15 PM

To "Larry Hudkins" <commish@lancaster.ne.gov>, "Deb Schorr" <dschorr@lancaster.ne.gov>, "Ray Stevens" <rstevens@lancaster.ne.gov>, "Bob Workman" <workbob@msn.com>, <council@lincoln.ne.gov>  
cc  
Subject THE K Street Project

I have no problem with the K Street Project as long as it is conducted in an open and above board manner. But this absolute nonsense about the appraisal being a private matter and not available to the public is not acceptable to most of us. Why someone says it is private and not to be released is difficult, if not impossible, to understand. If there does exist a law that allows such private and hidden handling, the law should be changed as soon as possible and prior to this matter being approved by the Council.

If it is imperative to the deal that the public not be informed of all of the financial essentials of the deal, then at the very least the information should be available to the entire Council and the entire County Commission prior to approval. These are the elected representatives of the tax paying public, and there should not be any reason for these elected representatives to be fully informed on all potential transactions involving public assets of which these bodies are in effect our trustees. Please do not approve this project until you are fully informed.

If the hiding of this information is truly in accordance with the law, please let us know what law or code. If this is true, it must be changed.

Thank you.

Patrick J. Henry  
1460 Buckingham Dr.  
Lincoln, NE 68506  
402-488-8098

**Tammy J Grammer/Notes**

12/13/2005 10:29 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: walmart stores

----- Forwarded by Tammy J Grammer/Notes on 12/13/2005 10:32 AM -----



**Klanghut@aol.com**

12/13/2005 06:26 AM

To council@lincoln.ne.gov

cc

Subject walmart stores

I don't see why you have drug your feet for so long trying to come to a decision on if the Wal-Mart should be able to go into the North east Lincoln area. I know that people have complaints and concerns about it. I know for a fact that the owner of Russ's is campaigning against it. He has said that people are under paid and need to be on welfare, but Russ's has paid less and that he has employees on welfare also.

What kind of shopping is in northeast Lincoln, very little and the stores do look run down, but I do my shopping at them anyway because I do not want to hassle with the big stores, I want to be in and out quickly. But, there are certain things that I will go to Walmart for, due to the cost. In this day and age who will not save some. I know people who all ready drive across town just to go to Walmart all the time and then there are others that don't like walmart. Those driving the distance will still drive to go to Walmart, and those who do not like walmart will not just start shopping there because it is closer. Most of the persons that I have talked to have said that they will not give up shopping at other stores just to go to Walmart but would like to have the choice. Isn't that what American's want? A choice!!!!!!

Thank-you

**Tammy J Grammer/Notes**

12/13/2005 10:30 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: Wal-Mart

----- Forwarded by Tammy J Grammer/Notes on 12/13/2005 10:32 AM -----



**"Scott Sandquist"**

**<scott@sandquistcgi.com>**

12/13/2005 08:29 AM

To "Mayor Seng" <mayor@lincoln.ne.gov>

cc "Council Members" <council@lincoln.ne.gov>

Subject Wal-Mart

Mayor Seng,

Congratulations and thank you for demonstrating the integrity of following the Comprehensive Plan, designating the 84th & Adams development as a neighborhood center. I am an Architect and also a Commercial Contractor, so if I have a personal agenda, it would probably be in support of this (and every other) local development. While I have no personal agenda pro or con with regard to this specific development, I very strongly believe that our civic leaders must use the Comprehensive Plan as an important guide, and it appears that this is exactly what you have done. If the Council approves this development with a Wal-Mart, they truly need to demonstrate valid reasons for going against the Plan, or get rid of the Plan and its significant associated costs if the Plan is going to be ignored.

I haven't quite yet been able to completely forgive Mayor Wesely for his blatant disregard of the Comprehensive Plan when he supported the 70th & Hwy 2 Home Depot development. He further had the audacity to promote that development as the single acception to the strip development of Hwy 2 from 56th to 84th Street. Open the door, and then suggest the door can be closed - unbelievable. I'm still not entirely sure if Mayor Weseley deemed the public as stupid and naive fools, or if he was actually that totally lacking in wisdom. I felt it was an action that warranted his removal from office and monitoring of his bank accounts.

I also recall the 70s and 80s - a time when the Comprehensive Plan seemed to be 'cast in stone' - it seemed to NEVER be over-ruled. And that was the other extreme from Mayor Wesley's and other civic leaders' more recent disregard of the Plan. Neither extreme is correct, nor acceptable for our leadership. The Plan is a guide, not law, BUT .... whimsical or short-sighted disregard of the Plan is equally unacceptable.

So again, thank you for demonstrating the essential character and integrity to support the correct use of our Comprehensive Plan.

Scott Sandquist, AIA

Construction Group, Inc.

451 N. 66<sup>th</sup> St., Suite 2A

Lincoln, NE68505-2429



402-466-2041

fax: 466-9180

cel: 499-9707

[scott@sandquistcgi.com](mailto:scott@sandquistcgi.com)

**Tammy J Grammer/Notes**

12/13/2005 10:31 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: (no subject)

----- Forwarded by Tammy J Grammer/Notes on 12/13/2005 10:33 AM -----



**Tedsgolf@aol.com**

12/13/2005 08:31 AM

To Council@lincoln.ne.gov

cc

Subject (no subject)

I think it's too bad that people who do not live in this area have more influence on what is built here than the people who do live here. I built a house here at 2401 N 81st Street in 1993. Probably 90% of my neighbors say they would love to have a WALMART on 84th and Adams so they don't have to drive across town to shop at one. Most of us have jobs during the day so we cannot go to the city meetings about WALMART like the professional complainers. I think the public should be reminded about the paid complainers who gather signatures and attend the meetings to voice their so called concern so competing business can put more money in their own pockets. If WALMART is so bad why do so many people want to work there?

Once again it's too bad that business like Russ's and Gateway Shopping Center get what they want, rather than what would actually benefit the residents of the community.

Ted Stock

**Tammy J Grammer/Notes**

12/13/2005 10:32 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: InterLinc: Council Feedback

----- Forwarded by Tammy J Grammer/Notes on 12/13/2005 10:34 AM -----



**DO NOT REPLY to this -  
InterLinc**

**<none@lincoln.ne.gov>**

12/13/2005 10:27 AM

To General Council <council@lincoln.ne.gov>

cc

Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for  
General Council

Name: Tammy Doak  
Address: 8631 Misty Blue Cir  
City: Lincoln, NE 68505

Phone:

Fax:

Email:

Comment or Question:

First I want to thank Jonathan, Dan and Patte for seeing the development at 84th & Adams as what it is a mistake. This is not a wal Mart issue. This is a super Center issue. The land is not for a Super Center. It is for small retail only! I grew up in Northeast Lincoln in the Uni area. When my husband & I bought our first home it was in the northeast area. In 1990 we bought another home in the Highlands area. We lived there til 2004. We of course moved back home to Northeast Lincoln. We looked for almost 2 years for housing in the northeast area. It was hard find. We eventually put money down on a lot behind Faith school and Church. While working with Steve Champoux and Terry Kraft we repeatedly asked about what was to be built in the area. Of course he said a neighborhood development. Houses, some apartments and town homes. Also the convinces of a dry cleaners, grocery store, coffee house ect. Never once did they say a big box store. When we got word of the redevelopment going on to try and squeeze in a box store we said no way! That was April of 2004 that we put money down on a lot. If you drive over in that area you will see that the house development is at a stand still. People do not want to live next to a big box store. It does not matter if it is Super Walmart Super Saver, Super Target, or a Super Ka mart. We frequent Four Star Drug, Ben Franklin, Murphy's QP, Mo Java, Ms Wigglesworth( when it was there) Adams Street Repair shop, Havelock Furniture, Joyo and more . I would hate to see all of these wonderful shops close down because people did not look at the big picture and allowed a super center in. We need retail stores in a small scale. Stores that open at 6 am til 11pm. With the traffic and disruption that can occur with Super Centers I hate to think of vandals turning over markers at Fairview, Destroying the Greens at North Forty, vandalizing and littering Faith School littering the walking trail or Mahoney Park. Please continue to stand up for the small business in the area and for the people of Lincoln. Yes we need shopping but not a super center.

Warmly,  
Tammy Doak  
Proud to live in Northeast Lincoln

**Tammy J Grammer/Notes**

12/14/2005 03:13 PM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: box store, 84th and Adams

----- Forwarded by Tammy J Grammer/Notes on 12/14/2005 03:14 PM -----



**"Justin G. Jones"**

**<justingjones@earthlink.net>**

12/14/2005 02:17 PM

To mayor@lincoln.ne.gov

cc council@lincoln.ne.gov

Subject box store, 84th and Adams

Mayor Seng:

I am writing to express my appreciation for your decision to veto the proposed development at 84th and Adams if a box store is included. As a resident of this fine city, I feel that it is courageous decisions like this one that enhance the quality of life we all enjoy. Another huge box store is not the way to create retail space in a planned development. Keep up the good work.

Justin G. Jones  
Lincoln

**Tammy J Grammer/Notes**

12/15/2005 08:08 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: Wal-mart

----- Forwarded by Tammy J Grammer/Notes on 12/15/2005 08:10 AM -----



**"Ruth Fitzwater"**

**<ruthfitzwater@alltel.net>**

12/14/2005 11:57 PM

To <council@lincoln.ne.gov>

cc

Subject Wal-mart

Dear Council members,

Please vote for the Wal-mart on north 84th St. I live near where the new Wal-mart would be located, and was looking forward to it. I don't know what the vendetta is against Wal-mart, but it's unjust. It's a very successful business. In the areas where the two present Wal-marts are, there are plenty of other businesses. It certainly doesn't appear to have done any harm to those areas. I really think it would be a boon to the north 84th St. area, and help to improve it.

Once again, please vote for the new Wal-mart, and don't limit it's size.

Merry Christmas,

Ruth Fitzwater

8620 Lexington Ave. #234

Lincoln, Ne 68505

November 3, 2005

The Honorable Coleen Seng  
Mayor  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RECEIVED  
JEC 14 2005  
CITY COUNCIL  
OFFICE

Dear Coleen,

We at Armstrong Interiors and Furniture are facing a really difficult situation. For 56 years our business has been a mainstay on 48<sup>th</sup> Street. In its heyday between about 1987 and 1999 Armstrong's employed 20 - 25 people and grossed between \$2,000,000 and \$2,700,000 annually. We have been a consistent source of property taxes, sales taxes, income taxes, and employment for Lincoln. My family has been supportive of the Lincoln Symphony, the Lied Center, the Folsom Zoo, the Children's Museum, the University of Nebraska, Lincoln Northeast High, the Lincoln Public School Foundation, the Lincoln Community Foundation, Cedars Home for Children, the Lincoln Community Theatre, Junior Achievement, Rotary, Kiwanis, and our church.

Since 1999 our business has suffered as the area has slid into decline and our family point person, Nathan Johnson, has been out of the country obtaining an advanced degree. Nevertheless, we have held on, believing that a city must truly be viable in all parts to be a healthy entity. Our family home stands proudly at 1250 North 37<sup>th</sup>. We believe in redevelopment, and the concept of Pinnacle Point is exciting. Nathan, at age 28, is freshly back and eagerly picking up the reins at Armstrong's.

To my knowledge our family has never asked anything special of the city. We have only given. Now, however, we are confronted with a very, very serious problem. Customers enter our store via one of two drives. Current proposals call for either totally cutting off our 48<sup>th</sup> and R entrance and encouraging access via a U-turn around a proposed island on 48<sup>th</sup> Street or taking six of our 20 parking spaces (we're just barely legal in numbers of those now!) and saving the R Street entrance but still boxing us in on 48<sup>th</sup>. Customers arriving from the east would be directed to our facility via our back loading dock and a service area for our neighbors. Using this area as an entrance is more than illogical. It is a spot totally impossible to traverse when 18 wheelers are there loading and unloading furniture!

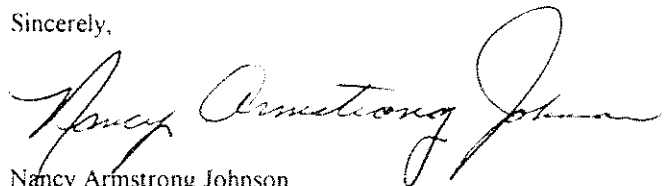
Basically, the city's current plan means only people driving from the south will have easy access to our facility. Those from the other three directions will be stymied!

The situation, however, gets worse. While customers coming from the south--and only the south--will have easy access to Armstrong Interiors and Furniture, they will not be allowed to turn south when leaving, but instead will be forced to turn north. How many people do you know who are willing to go through hassles like that, even to obtain what we modestly feel are the best design services, product lines, and prices in Lincoln?

Please help us! It is vitally important to save both the 48<sup>th</sup> Street and R Street entrances as explained above to continue in our present location. Otherwise 7/8 of our possible entrance/egress points will be blocked!

Thank you!

Sincerely,



Nancy Armstrong Johnson  
nancyjohnson@usa.com

**Tammy J Grammer/Notes**

12/15/2005 10:11 AM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: InterLinc: Council Feedback

----- Forwarded by Tammy J Grammer/Notes on 12/15/2005 10:14 AM -----



**DO NOT REPLY to this -  
InterLinc**

**<none@lincoln.ne.gov>**

12/15/2005 09:58 AM

To General Council <council@lincoln.ne.gov>

cc

Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for  
General Council

Name: Al Micek  
Address: 1101 Mulder Dr  
City: Lincoln, NE 68510

Phone: 488-3633  
Fax:  
Email: Al Micek LNK @AOL.com

Comment or Question:

The article on Cats, in this mornings LJS was interesting, but to simply re-release cats to forage for themselves is outrageous. Eating garbage simply breeds disease. A simple solution is cats too must be licensed and leashed. That would reduce the stray cat population by almost 100%. No roaming cats,..no sex..no baby cats. Hastings has such an ordinance and it works, besides, licensing cats would bring in additional needed revenue. Now if you think I am in the minority in this issue believe me, I'm not. thanks for your time and please look at Hastings Cat law. Dogs must be licensed and leashed, so should cats, thats a simple solution to a growing problem and costs the city..nothing.



**Tammy J Grammer/Notes**  
12/15/2005 02:07 PM

To CouncilPacket/Notes@Notes  
cc  
bcc  
Subject Fw: Budget & Growth

----- Forwarded by Tammy J Grammer/Notes on 12/15/2005 02:11 PM -----



**"Kay Rising"**  
<kr94740@alltel.net>  
12/15/2005 01:51 PM

To <council@ci.lincoln.ne.us>, <mayor@ci.lincoln.ne.us>  
cc "Esther Busboom" <teababy9@aol.com>  
Subject Fw: Budget & Growth

----- Original Message -----

**From:** [Kay Rising](mailto:kr94740@alltel.net)  
**To:** Council@ci.lincoln.ne.us  
**Sent:** Thursday, December 15, 2005 1:22 PM  
**Subject:** Budget & Growth

The Journal front page headlines "Budget gap projected - again" is nothing new. Its time we address the issues and not just cut services or add new Fees, maybe its time we consider a tax increase so we can supply services needed and not continue to slip as a City. There is also another way and that is by growth. But not all of you or the Mayor is for growth. The citizens of NE Lincoln deserve the same services as the rest of the City without having to drive miles to find them. The start would be to approve the development at 84th & Adams, this falls within the guidelines of a Neighborhood Center, its just we never had one with a Big Box Store, maybe its time. The increase in Sales Tax, not only from this store but also from the other store and shops that would be attracted to build in the vacate area zoned for commercial along 84th St. from Holdrege to north of Adams. I'm sure Wal-Mart would not build if they didn't project increased sales for all three stores. This is the start needed for this area to grow and provide services needed to serve us in that part of town. Also I do not see where this will hurt shops in the area because most of them offer a service still needed. Although the grocery store making all the noise did not seem to concerned when they built store that helped drive about Safeway & Hinky Dinky. Please consider your vote and vote for growth. It looks like the City get a lot of assistance by what the developer is willing to pay. The City has ignored NE Lincoln for years, don't do it again.

Kay Rising  
8412 Peregrine Ct.  
327-2668

P.S. I hope the Mayor also gets this.

**Tammy J Grammer/Notes**

12/15/2005 02:08 PM

To CouncilPacket/Notes@Notes

cc

bcc

Subject Fw: Walmart

----- Forwarded by Tammy J Grammer/Notes on 12/15/2005 02:12 PM -----



**Sandra Lab**

**<blazingcomet45@yahoo.com**

**>**

12/15/2005 02:11 PM

To council@ci.lincoln.ne.us

cc

Subject Fwd: Re: Walmart

Attention all members: This is a copy of the email I sent to the mayor.

Note: forwarded message attached.

I live in the area of the North 27th St. Walmart. The traffic congestion is awful. If there was another Walmart, it would ease some of the congestion. I have seen many accidents(mostly rear-end) because of the traffic situation. Regarding Walmart taking business away from smaller businesses.....if you manage your business smartly and focus on service, the customers will support you. My father owned and operated a business all his life in Milford(20 miles west). He focused on service, not prices and he was always turning customers away. These customers would come from Lincoln. My father was not cheaper and, in fact, probably a little more expensive than the shops in Lincoln. Plus the fact they had to drive 40 miles. So you do the math! One reason! I shop at wallmart is not just pricing, but service. If I have a problem with a purchase, they take care of it and I don't have to fight with them to make it right. A majority of small businesses aren't interested in seeing to it that the customer is satisfied.

---

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Content-Transfer-Encoding: 8bit

Received: from [4.253.99.157] by web34105.mail.mud.yahoo.com via HTTP; Thu, 15 Dec 2005 12:04:36 PST

Date: Thu, 15 Dec 2005 12:04:36 -0800 (PST)

From: Sandra Lab <blazingcomet45@yahoo.com>

Subject: Re: Walmart

To: mayor@ci.lincoln.ne.us

MIME-Version: 1.0

Content-Length: 985

Content-Type: multipart/alternative; boundary="0-1625831353-1134677076=:10780"

I live in the area of the North 27th St. Walmart. The traffic congestion is awful. If there was another Walmart, it would ease some of the congestion. I have seen many accidents(mostly rear-end) because of the traffic situation. Regarding Walmart taking business away from

smaller businesses.....if you manage your business smartly and focus on service, the customers will support you. My father owned and operated a business all his life in Milford(20 miles west). He focused on service, not prices and he was always turning customers away. These customers would come from Lincoln. My father was not cheaper and, in fact, probably a little more expensive than the shops in Lincoln. Plus the fact they had to drive 40 miles. So you do the math! One reason I shop at wallmart is not just pricing, but service. If I have a problem with a purchase, they take care of it and I don't have to fight with them to make it right. A majority of small businesses aren't interested in seeing to it that the customer is satisfied.

---

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